

# ARCADIA GENERAL PLAN

September 3, 1996

Recommended by Planning Commission June 25, 1996

Adopted by City Council September 3, 1996

Prepared for:

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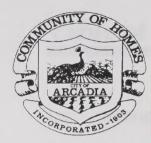
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# **Community Mission**

rcadia is a premier "community of homes" featuring top quality, safe neighborhoods which exist in concert with the natural environment; a diverse population that is committed to community involvement and volunteerism; and a superb educational system. The high quality of life is supported by its commercial vitality.

It is the mission of the Arcadia City government to provide effective and fiscally responsible municipal services in a manner which promotes this high standard of community life<sup>1</sup>.

In order to achieve this Mission, the following goals have been established<sup>1</sup>:

- Fiscal Responsibility: to operate the City government in a fiscally and managerially responsible and prudent manner.
- Public Safety: to assure residents and their families will be safe in their homes and in their neighborhoods, as well as to receive basic and disaster protection for their property.
- Economic Development: to provide and further enhance a strong economic base by encouraging quality and "clean" retail, commercial, and industrial development which is compatible within a community of homes.
- High Quality City Government: to provide quality leadership and to establish an atmosphere of courtesy and friendliness while providing excellent municipal services by professional, creative, and fiscally responsible City staff who take the initiative to achieve the City's Mission and Goals.
- Quality of Life: to provide and enhance the high level of leisure, information, and other human services available in Arcadia to its citizens.
- Transportation: to enhance transportation services in Arcadia to residents and business people. Opportunities include fixed route shuttle service paratransit and rail transit.
- Public Infrastructure: to protect, maintain, and enhance the City's public infrastructure in a manner that supports the achievement of the community's residential and economic goals.

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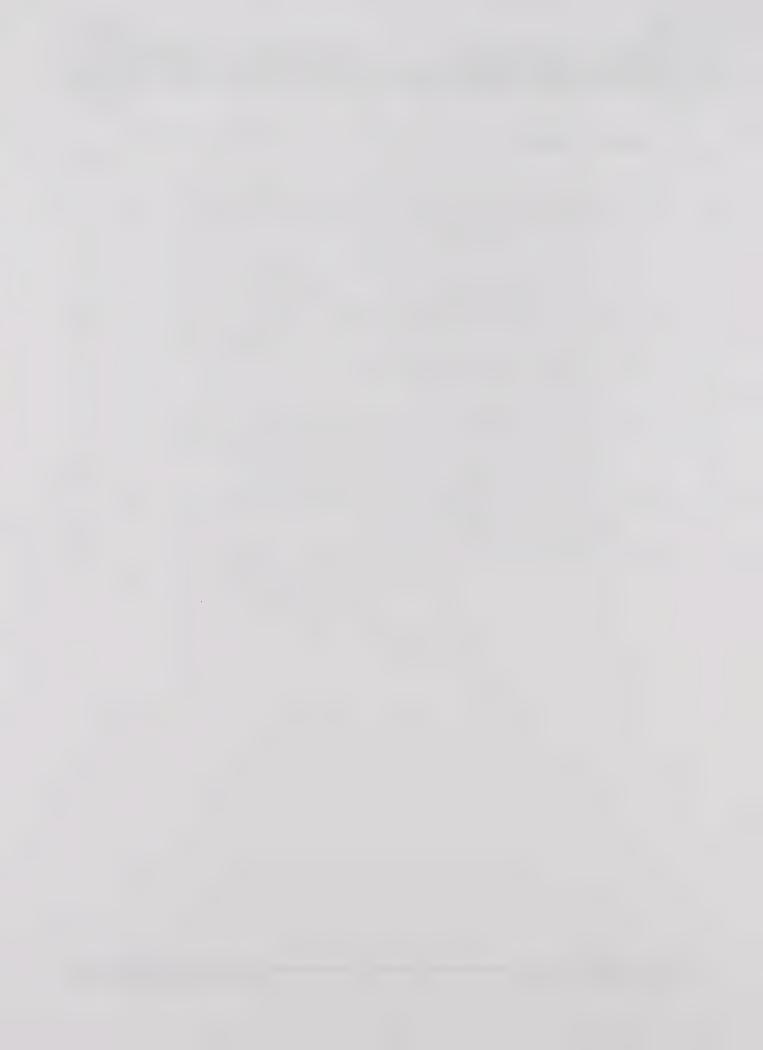
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#### INTRODUCTION TO ARCADIA

The City of Arcadia encompasses approximately 11 square miles of land in the westerly end of the San Gabriel Valley at the base of the San Gabriel Mountains (Figure 1-1). Located approximately 18 miles northeast of downtown Los Angeles, Arcadia is known as the "Community of Homes." It is a picturesque, affluent, largely built out, and primarily residential community. In addition to its residential sector, the Los Angeles County Arboretum, Santa Anita Fashion Park, Santa Anita Race Track, Arcadia County Park, and the Santa Anita Golf Course annually attract a substantial number of visitors into Arcadia from other communities.

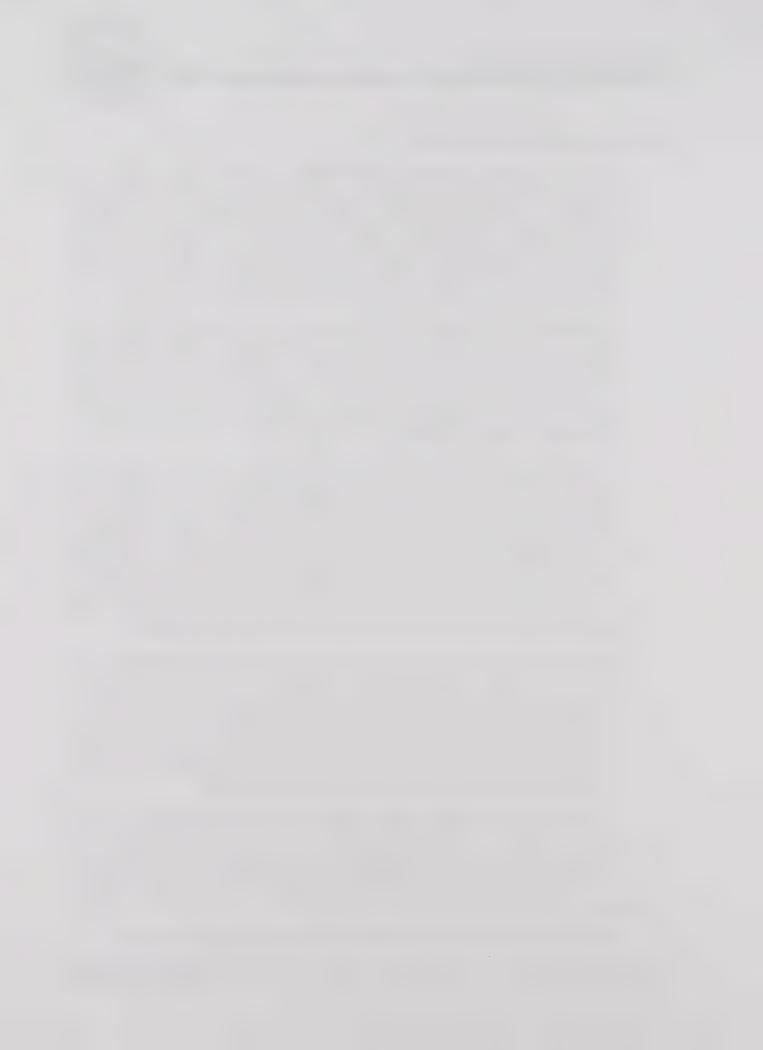
A pervasive concern throughout the preparation of the General Plan has been the need to establish a management plan for Arcadia's future as a stable, mature community, and to protect the many features and characteristics of the community which make it such a desirable place in which to live. These features include the community's well maintained residential neighborhoods, an excellent school system, abundant recreational and cultural opportunities, and the high levels of services and facilities provided by the City to its residents.

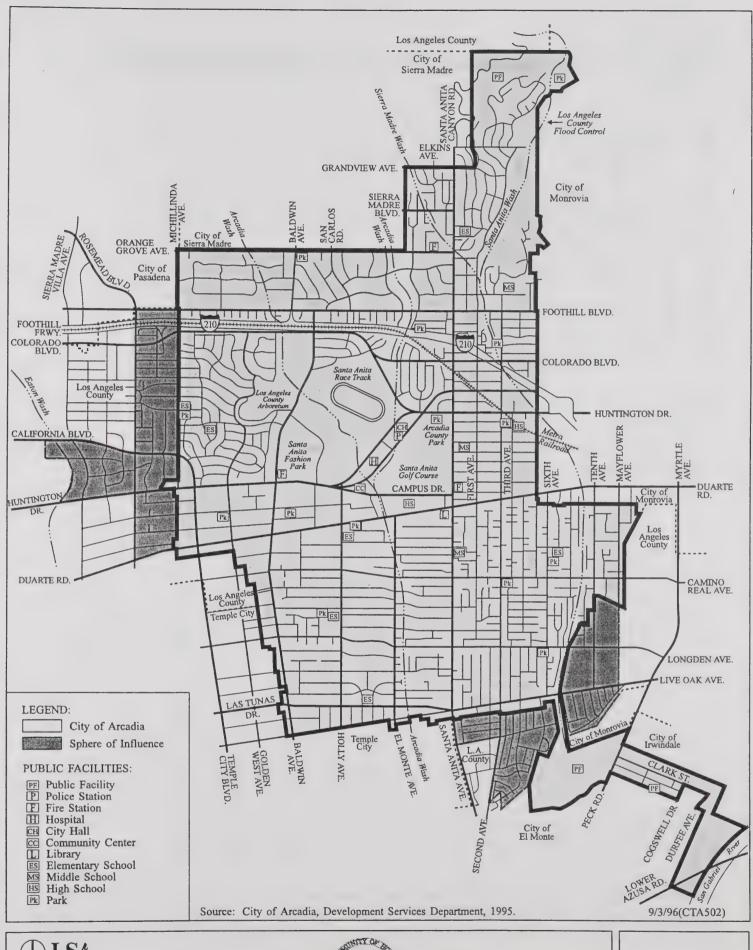
Many of the unique features which exist in Arcadia today are the result of the City's colorful history. Arcadia's identity as a "Community of Homes" can be traced back to the 1930s, when the first residential subdivisions began to appear in the City, replacing what had previously been agricultural lands. The northernmost portion of the Baldwin Ranch, which was owned by Arcadia's first mayor, Elias Jackson "Lucky" Baldwin, made way for the City's first residential subdivisions in the late 1930s. These included the estate home neighborhoods that are currently found in the Rancho Santa Anita and Santa Anita Oaks Property Owners' Associations. Areas in the southern portion of the City were also transitioning rapidly from small poultry and produce farms into subdivisions of moderately priced homes.

Through the 1940s and 1950s, the post-war boom that was felt nationwide led to phenomenal growth throughout Southern California. Arcadia's population more than quadrupled between 1940 and 1960, and over 10,000 homes were constructed in the City in those twenty years. Since then, growth in the City has continued at a much more modest rate, with population increasing only 13 percent from 1960 to 1990. New home construction has slowed to less than half the pace that was experienced in post-war years, with the number of housing units in Arcadia increasing by an average of 225 units a year since 1960.<sup>1</sup>

In addition to the quality residential neighborhoods that make up the majority of the City, Arcadia has many unique features that set the City apart from other portions of the San Gabriel Valley (Figure 1-2). The largest of these include the Santa Anita Race Track, the Los Angeles County Arboretum, the City's downtown area, and the Arcadia County Park. It is in the history of these community features

From 1990 to 1995, only 244 units were built, or less than 50 units a year on average.



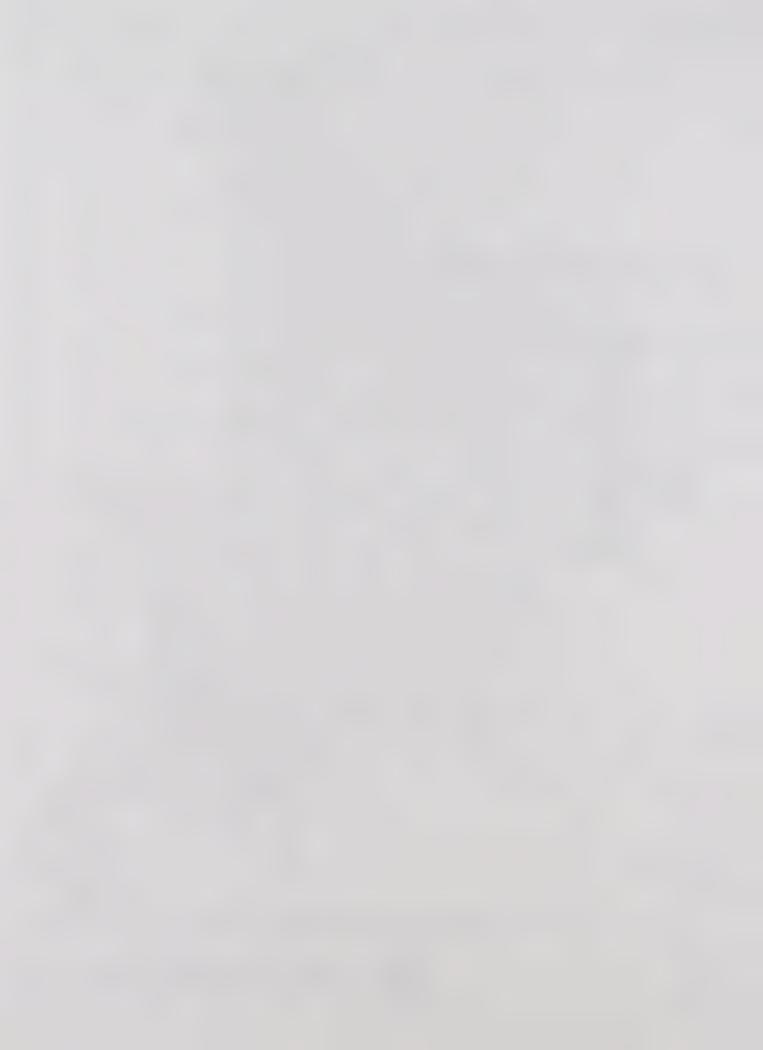






Study Area Map

Figure 1-1





(summarized in Figure 1-3 on the following pages) that Arcadia's legacy is found. Although the differences between these features is apparent, there is a common role that they share: these features are what comes to mind when residents and visitors think of Arcadia, and thus, they are keys to the identity of the community.

More recently, Arcadia has grown to be a mature, full service City. The quality of homes, larger par-

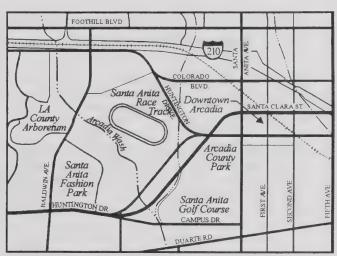


Figure 1-2. Community Features

cel sizes, and close proximity to major employment centers in the region has helped Arcadia to retain its desirability as a community in which to live. Arcadia is no longer a growing community; its primary management issues revolve around maintenance and recycling of properties. As Arcadia has approached a build out condition, planning efforts have focused on the redevelopment of local commercial areas, transitioning specific residential areas from lower to higher densities, and maintenance of the City's infrastructure and community facilities.

Arcadia's circulation system was well developed before the City was incorporated. Having a location near the railway was, in the late 1800s, the equivalent of easy freeway access today, and Arcadia grew up largely around the original rail configurations that connected it to Los Angeles and areas further inland. In 1887, the Los Angeles and San Gabriel Valley Railroad began daily service from Los Angeles to Monrovia. Arcadia stop was an easy thirty minute ride from downtown Los Angeles, and many city dwellers

Key	Public Services and Facilities Events
1887	The Los Angeles and San Gabriel Valley Railroad
	begins operations in Arcadia
1903	Pacific Electric railway brings service to Arcadia
1908	Four-room schoolhouse is constructed at 1st &
	California to serve grades one through eight
1918	Arcadia's first City Hall is dedicated
1920	Arcadia City Library established in one small room
	at City Hall; replaces County branch
1932	Police and fire station built on Wheeler Street
1952	Arcadia High School opens
1965	5-year sidewalk construction program begins
1971	Foothill Freeway completed
1973	Paramedics join Fire Department staff
1994	Fire Station 32 opens, featuring "state-of-the-art"
	facilities for male and female fire fighters

were happy to make this brief trip into the beautiful, open country of the San Gabriel Valley. A good number of these visitors decided to stay, buying homes in Sierra Madre and Monrovia, as well as in Arcadia.

By 1900, electric railways were replacing steam engines as the travel mode of choice for passengers, and the Pacific Electric line was brought to Arcadia. The unusual configuration of Huntington Drive that exists in Arcadia today follows the original layout of the Pacific Electric line tracks that traversed the City.



## Figure 1-3. Arcadia's Community Features: A Historical Perspective

The City of Arcadia contains a number of unique features that define the City's legacy and set Arcadia apart from neighboring communities. The history of these features is summarized on these two pages.

Santa Anita Park: Elias J. Baldwin was the originator of horse racing in Arcadia. Following the many successes of his thoroughbreds in the late 1880s and 1890s at derbies nationwide, Baldwin built the original Santa Anita Park on the southeast corner of his ranch in 1907. Baldwin died in early 1909, and in that same year, California implemented a statewide ban on horse racing. Santa Anita Park closed, and the grandstand burned down in 1912. The land was later sold to Los Angeles County by Baldwin's daughter, Anita. During World War I, a gunnery school that utilized manned balloons for training purposes operated on the site, and eventually, the Arcadia County Park was constructed there.



Arcadia County Park: Following World War I, the War Department returned the land where the Ross Field balloon school had been located to the County, with the condition that it be used only for recreational purposes. When construction began in 1936, the Federal Works Progress Authority (WPA) was at its height, providing jobs for those unemployed as a result of the depression, and labor to construct public improvement projects. The park was completed in 1938, and included tennis courts, lawn bowling greens, a swimming pool and bath house, a baseball diamond with stone bleachers and an 18-hole golf course, all of which are still available to community residents.



After horse racing was again made legal in 1932, the present-day Santa Anita Race Track was constructed by Anita Baldwin. Opening day was Christmas, 1934, and the Park soon proved immensely popular. The Turf Club, clubhouse and grandstand were designed by architect Gordon Kaufman, and received an international "Award of Merit" in 1935. Numerous records in horse racing have been set at Santa Anita Race Track, which has brought thousands of visitors to Arcadia in the last 60 years. Although attendance at the park during racing season has declined in recent years, Santa Anita Park stands as a significant landmark in the community.





Figure 1-3. Arcadia's Community Features: A Historical Perspective (Cont.)



Downtown Arcadia: The origins of downtown Arcadia date back to the 1880s, when railways began to enter the City. The first of these was the Los Angeles and San Gabriel Valley Railroad, which made it possible to travel from Los Angeles to Arcadia in less than an hour. In 1887, E.J. (Lucky)Baldwin financed construction of the Arcadia Depot, a wooden structure located at the corner of First Avenue and Santa Clara, and the 35-room Hotel Oakwood, which was located just across the tracks. In 1888, another railway, known as the "Jack Rabbit Line," began offering express service from Monrovia to Los Angeles. This line

ran through Arcadia along Santa Clara Street, and then turned south once past Santa Anita Avenue, following the existing configuration of Huntington Drive. In 1888, Arcadia had only about 150 permanent residents, so the majority of the City's first downtown business establishments were designed to attract the many visitors generated by these two railways. A number of saloons and inns were located amidst the grid of streets that still exist between Colorado Boulevard (formerly Orange) to the north; Duarte Road to the south; Santa Anita Avenue to the west; and Second Avenue to the east.

By 1903, when the City incorporated, the population had increased to approximately 400. Huntington Drive (originally called "Falling Leaf") led from the east gate of Baldwin Ranch through the center of Arcadia's downtown. The City's first school was located just east of the Ranch, at the northeast corner of Huntington and Santa Anita Avenue. A Baldwin packing shed that was moved to the location in 1903 served as a schoolhouse until a "real" two-room school was built at First and California, site of the present First Avenue School, in 1908. City Hall moved from the Hotel Oakwood (which burned in 1911) to the McCoy Building, which housed a large general store at the street level and offices on a second floor. After 1912, when the sale of liquor was outlawed in the City, many other "respectable" businesses joined Arcadia's downtown, including a dry goods store, a garage, cobbler, and hardware store. By the beginning of World War I, Arcadia's downtown was well established, and remains the historical heart of the City.

Los Angeles County Arboretum: The Los Angeles County Arboretum is located in the midst of the original Rancho Santa Anita, or Baldwin Ranch. In 1936, Anita Baldwin sold the last 1,300 acres of the Ranch, withholding only her 20 acre estate, "Anoakia." The portion sold included the Hugo Reid Adobe and the "Queen Anne Cottage and Coach Barn," along with the lake itself, Tallac Knoll, and other picturesque sites. The State of California and the County of Los Angeles, under the guidance of Dr. Samuel Ayres, Jr., purchased 111 acres that now comprises the Arboretum in 1947, and set about restoring the historic buildings on site and developing the collection of plants that makes the Arboretum the center of horticultural research and living museum of plants that it is today.





#### INTRODUCTION TO THE ARCADIA GENERAL PLAN

#### **OVERALL GOALS AND OBJECTIVES**

#### Goal

Arcadia's goal in preparing this General Plan is to establish a management plan for its future as a stable, mature community.

#### **Objectives**

In implementing this goal, it is the objective of the City to:

- define and preserve the specific attributes which comprise Arcadia's identity as a "Community of Homes" and which contribute to the high quality of life of its residents;
- accommodate a diversity of residential housing types; employment opportunities; and commercial, recreational, educational, civic, and cultural activities which provide for the physical and social well-being of existing and future residents; and
- ensure an adequate municipal revenue stream which furnishes the City with the long-term ability to continue providing a high level of services to its residents and businesses by promoting land uses which complement existing uses, and which generate greater municipal revenues to expend on the added cost of City service needed to support them.

#### NATURE AND PURPOSE OF THE GENERAL PLAN

The General Plan functions as a guide to the type of community desired for the future, and provides the means by which that desired future can be achieved. The Arcadia General Plan expresses, in the form of text, maps, and illustrations, the organization of physical, economic, and social activities that is needed to preserve Arcadia as a functional, healthful, and desirable place in which to live and do business.

To provide for logical and orderly development and redevelopment, the General Plan addresses the following:

- Immediate, mid-term, and long-term issues concerning the attributes that make Arcadia a desirable place to live
- Provision of the high level of public services that is expected by the community



- Maintenance of the community's long-term economic vitality
- Protection of public health and safety
- Management of the use of environmental resources, such as water and air quality.

The General Plan thus serves as a comprehensive management plan for the future, enabling land use and policy determinations to be made within a framework that incorporates all public health and safety and "quality of life" considerations in a manner that reflects community values.

#### The Role of the General Plan

According to State guidelines, the role of the General Plan is to "...act as a 'constitution' for development, the foundation upon which all land use decisions are to be based. It expresses community development goals and embodies public policy relative to the distribution of future land use, both public and private."

As further mandated by the State, the General Plan serves to:

- identify land use, circulation, environmental, economic, and social goals and policies for the City and its sphere of influence as they relate to land use and development;
- provide a framework within which the City Council can make land use decisions;
- provide residents the opportunity to participate in the planning and decision making process affecting the City and its sphere of influence;
- inform residents, developers, decision makers, and other agencies, as appropriate, of the basic rules that will guide development within the City and its sphere of influence; and
- inform residents, developers, decision makers, and other agencies, as appropriate, as to how the City envisions development in the surrounding unincorporated portions of the General Plan study area.

#### **State Mandated Elements**

State law identifies seven mandatory General Plan "elements" (see box next page), but allows a great deal of flexibility as to how each local jurisdiction structures these elements into a comprehensive General Plan.



In addition to the elements required by State law, the Arcadia General Plan includes a Municipal Facilities and Services chapter, which serves to tie land use development and redevelopment activities to the provision of services.

Table 1-A describes the organization of the Arcadia General Plan and how each of the planning issues contained in this document corresponds to the State's seven mandated elements. It should be noted that many of the planning issues discussed in the Arcadia General Plan involve more than one mandated element. In order to achieve consistency throughout the Plan, and to help locate issues that may be included in other elements, the reader will find a number of boxes (such as the one shown at the right) that provide a guide to the location of related information in another part of the General Plan or its companion documents.

# The Comprehensive Nature of the General Plan

To be effective as a guide to decision making, the Arcadia General Plan integrates the following comprehensive view of the community's future physical and social concerns:

General Plan not only addresses issues that the State mandates be covered, but also includes policies which respond to current community issues which have been identified during the General Plan preparation process. The identification and resolution of the myriad issues facing the City of Arcadia creates the central focus of the General Plan.

#### State Mandated Elements

- The land use element designates the general distribution and intensity of uses of the land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses.
- The circulation element is correlated with the land use element, and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities.
- The housing element is a comprehensive assessment of current and projected housing needs for all economic segments of the community, as well as those with special housing needs. In addition, it embodies a detailed five year program to meet these needs.
- The conservation element addresses the conservation, development, and use of natural resources, including water, soils, and mineral deposits.
- The open-space element details plans for preserving open space for environmental protection, the managed production of resources, outdoor recreation, and public health and safety.
- The noise element identifies noise problems within the community and contains policies to protect noise-sensitive uses.
- The safety element establishes policies and programs to protect the community from risk associated with seismic, geologic, flood, and fire hazards.

Source: California Government Code Sec. 65302.



#### Table 1-A - Index to Location of State Mandated General Plan Issues Within the Arcadia General Plan

General Plan Chapters					
PLANNING ISSUES	Community Development	Municipal Facilities and Services	Environmental Resources	Environ- mental Hazards	
Land Use					
Distribution of Housing, Business, Industry	•				
Distribution of Open Space	•	•	•		
Distribution of Mineral Resources			•		
Distribution of Recreation Facilities	•	•			
Location of Educa- tional Facilities	•	•			
Location of Public Buildings	•	•			
Location of Future Solid and Liquid Waste Facilities	•	•	•		
Identification of Areas Subject to Flooding				•	
Circulation					
Major Thoroughfares		•			
Transportation Routes		•			
Terminals		•			
Other Local Public Utilities and Facilities	•	•			
Housing					
Preservation of Housing Stock	•				
Maintenance of Housing	•				
Improvement and Conservation of Housing	•				
Development of New Housing	•				
Adequate Sites for Housing	•				



Table 1-A - Index to Location of State Mandated General Plan Issues Within the Arcadia General Plan

General Plan Chapters					
PLANNING ISSUES	Community Development	Municipal Facilities and Services	Environmental Resources	Environ- mental Hazards	
Adequate Provision of Housing for Projected Needs	•				
Promotion of Equal Housing Opportunities	•				
Conservation					
Water		•	•		
Soils			•		
Rivers and Other Waters			•		
Wildlife			•		
Minerals			•		
Other Natural Resources			•		
Water Program		•	•		
Reclamation of Land and Waters			•		
Prevention of Pollu- tion of Streams and Other Waters				•	
Regulation of Land in Stream Channels	•		•		
Protection of Watersheds	•		•		
Flood Control	•			•	
Open Space					
Open Space for Preservation of Natural Resources	•		•		
Open Space for Managed Production of Resources	•		•		
Open Space for Outdoor Recreation	•	•	•		
Open Space for Public Health and Safety	•		•	•	



#### Table 1-A - Index to Location of State Mandated General Plan Issues Within the Arcadia General Plan

	Genera	l Plan Chapters		
PLANNING ISSUES	Community Development	Municipal Facilities and Services	Environmental Resources	Environ- mental Hazards
Trail-Oriented Recreational Uses		•		
Noise				-
Major Noise Sources				•
Existing and Projected Noise Contours				•
Determination of Noise Problems				•
Noise Attenuation				•
Safety				
Seismic Hazards				•
Slope Instability and Mudslides				•
Subsidence and Geologic Hazards				•
Flooding		•		•
Wildland and Urban Fires		•		• .
Evacuation Routes		•		
Water Supply Requirements		•		
Emergency Road Widths		•		
Clearance Around Structures				•

Source: LSA Associates, Inc., 1995.



- Establishing a Planning Area Boundary: In order to ensure that the City's General Plan addresses issues that may affect or be affected by areas outside the existing city limits, a comprehensive General Plan study area has been established (Figure 1-1). This planning area takes into consideration areas outside the current City limits within the adopted sphere of influence.<sup>2</sup>
- Maintaining a Regional Context: The Arcadia General Plan establishes local policy, and also recognizes that the City is part of a larger region. Certain issues addressed in the General Plan, such as air quality and hazardous materials management, have a local component, but are more readily addressed on a regional or countywide basis. In such cases, the task of the General Plan is to integrate

The General Plan must provide the basis for Arcadia's participation in and response to the requirements of regional planning programs. Examples of such programs and requirements include annual growth forecasts used in air quality and infrastructure planning, Southern California Association of Governments' (SCAG) Regional Housing Needs Assessment, Los Angeles County Congestion Management Plan implementation, and the South Coast Air Quality Management Plan.

Arcadia's interests, values, and concerns with regional and countywide policies. In addition, the General Plan provides for the discussion and resolution of issues that cannot be solved by the City alone, but that require cooperative actions along with other jurisdictions.

• Interagency Coordination: Finally, the General Plan recognizes that actions taken by the City of Arcadia may have far-reaching effect to lands outside of the City, while actions taken by other agencies may affect Arcadia residents and businesses. Thus, the plan provides for ongoing communication of Arcadia and other agencies such as the cities of Sierra Madre, Pasadena, Temple City, El Monte and Monrovia, Los Angeles County, and the Angeles National Forest.

#### The Arcadia General Plan as a Long-Term Planning Tool

By definition, a General Plan for any community needs to include policies that can be extended into the immediate and long-term future. Most cities rely on 15 to 25 years as the long-term planning horizon for the General Plan. The Arcadia General Plan uses the year 2015 as the basis for its planning vision. Under State law, however, the Housing Element presents a short-term program that must be reevaluated every five years. Since the City of Arcadia has nearly

The City's Sphere of Influence refers to the area adopted by the Local Agency Formation Commission (LAFCO), comprising the City's "ultimate boundaries."



reached its build out capacity, the General Plan thus establishes policies for the continuing maintenance and reuse of parcels within the study area.

#### GENERAL PLAN FORMAT, ORGANIZATION, AND STRUCTURE

Including the Introduction, the General Plan has been organized into six chapters: Community Development, Municipal Facilities and Services, Environmental Management, Environmental Hazards, and Implementation and Monitoring Programs. State mandated issues that are required to be addressed, along with optional local and regional issues relevant to Arcadia, are included in each chapter as separate elements (Table 1-A).

#### Chapter 2.0 Community Development

The Community Development chapter addresses the physical and urban design components that support the type of community Arcadia residents desire. This portion of the General Plan focuses on the organization of the City's physical environment into a logical, functional, and aesthetically pleasing pattern of land uses that is consistent with local social values, and includes a summary of the manner in which other General Plan issues will affect the arrangement and design of development.

This chapter also provides the plans and programs necessary for the provision of housing opportunities for all economic segments of the community. Included in the discussion are issues related to the provision of housing to low, moderate, and upper income households, as well as individuals or families with special needs (elderly, handicapped, large families, and homeless). Finally, this chapter includes housing programs to be undertaken over the next five years to meet the needs of each of these groups.

#### Chapter 3.0 Municipal Facilities and Services

The primary focus of this chapter is to identify the services and facilities that will be needed to support existing and future residential, commercial, and industrial development within the study area. Topics addressed include transportation; infrastructure; educational facilities; parks and recreational facilities; police, fire and emergency response services; and general City services.

This chapter provides a clear linkage between land use and the provision of public services, and provides policies that achieve consistency between the Arcadia General Plan and the provisions of the County's Congestion Management Plan, the South Coast Air Quality Management Plan, and SCAG's Regional Mobility Plan. This chapter is intended to ensure that adequate levels of facili-



ties and services are provided to Arcadia residents and businesses, and that new development pays its own way and does not impact the services and facilities enjoyed by present residents and businesses.

#### Chapter 4.0 Environmental Management

This chapter focuses on the management of natural resources and open space lands. Topics addressed include air quality, biological resources, energy resources, water, mineral resources, historic resources, and open space. This chapter establishes appropriate levels of resource conservation and preservation in light of the demands that will be placed on these resources by existing and future residents and businesses.

#### Chapter 5.0 Environmental Hazards

The Environmental Hazards chapter includes an evaluation of natural and man-made hazards faced by Arcadia residents and businesses, determines appropriate levels of protection from various hazards, and provides programs for achieving these levels of protection. Topics addressed in this chapter include geology and seismicity, flooding, noise, and hazardous materials management.

#### Chapter 6.0 Implementation and Monitoring Program

The Implementation and Monitoring Program is the City's blueprint for action, presenting a specific set of actions to implement the City's goals and strategies. For each action program, the department, individual, or agency responsible for implementing the action is identified, along with the funding source and the necessary timing of the action. The Implementation and Monitoring Program is organized as follows:

- The *Introduction* presents a brief overview of the purpose and structure of the program.
- The *Development Review Program* lists specific actions that will be implemented as part of the City's development project review process. An introductory paragraph is included that identifies the agency or department responsible for implementing the action programs and the funding sources. The Development Review Program includes performance standards for new development, and also outlines the site specific studies that will be required of development projects. These performance standards are to be used to determine the consistency of a proposed development project with the General Plan.



- The Intergovernmental Coordination and Community Involvement Program outlines programs to maintain open lines of communication with outside agencies whose activities affect, and are affected by, the City of Arcadia.
- Special Studies and Programs represent long-range implementation measures that the community will undertake at various times over the life of the General Plan. The Program assigns priorities, which will be coordinated over time with the City's budget and capital improvement program.
- The General Plan Review and Update Program (as required by Government Code 65400[b]) is an annual review and evaluation of how well the General Plan is actually working. It provides decision makers with the chance to reprioritize General Plan strategies, eliminating those that have been completed or have proven ineffective, and directing staff to explore new techniques for implementing General Plan policy directives.
- The *Implementation Monitoring Program* contains an index of the General Plan Strategies and how they are related to implementation programs. The Implementation Monitoring Program also includes responsibility, funding, and timing mechanisms which are necessary to implement the General Plan.

#### Organization of Chapters 2.0 Through 5.0

To assist the reader in understanding and using the General Plan, Chapters 2.0 through 5.0, which provide the General Plan's policy direction, are structured in the following manner:

- Introduction: a brief overview of the purpose and contents of the chapter is provided.
- Planning Background: These sections provide a summary of the history and specific issues that the community faces to provide a basis for developing the policy portion of the General Plan.

## Policy Directives

Goal: a general, overall and ultimate purpose, aim, or end toward which the City will direct effort.

General Plan Approach: Discussion as to what position the City will take to establish solutions to relevant issues.

Strategies: Actions or activities that, when incorporated with the described General Plan approach, detail how each goal is to be accomplished.



• Goals, General Plan Approach, and Strategies: The Goals, General Plan Approach, and Strategies sections represent the heart of the General Plan. It is with these directives that the City will guide new development, maintain the environment and define the future character of the community (see box on previous page).

#### General Plan Maps and Diagrams

#### Land Use Map

The Land Use Map depicts land use designations that, along with the General Plan text, contain the types and intensities of uses, densities, standards and, in some cases, the conditions under which the uses are allowed.

#### Circulation Map

The Circulation Map represents the planned roadway system required to support build out of the General Plan study area. The basic function of the routes represented on the Circulation Map is to indicate transportation corridors, both existing and proposed, as they relate to each other and to planned land use districts. They also serve as a guide to required dedication and improvement of rights-of-way, either in advance of need or as development occurs. The Circulation Map is located in the Circulation and Transportation portion of the Municipal Facilities and Services chapter.

#### Master Plan of Trails

The Arcadia Master Plan of Trails designates safe routes for bicycle travel, equestrian, and walking in the City through a system of on- and off-street trails, lanes, and routes. The trails system also provides connections to public parks, schools, and other alternative modes of transportation, such as local bus routes, and regional trails. The Master Plan of Trails is located in the Parks and Recreation portion of the Municipal Facilities and Services chapter.

#### GUIDE TO THE GENERAL PLAN PROCESS

#### Program Methodology

The following section describes the methodology used in the Arcadia General Plan Program. The information presented here is intended to give the reader a better understanding of the process by which the Arcadia General Plan was developed and how it will be implemented in the future.



#### MONITORING AND AMENDING THE GENERAL PLAN

California Government Code Section 65400(b) requires the planning agency of each city and county to provide an "annual report to the legislative body on the status of the (general) plan and progress in its implementation." Such a report will be prepared and delivered annually to the Arcadia City Council (see the Annual General Plan Review and Update section of the Implementation and Monitoring chapter).

In addition, Assembly Bill (AB) 3180 (Ch. 1232, Stats. 1988), which amended the California Environmental Quality Act (CEQA), requires every city and county to develop a monitoring or reporting plan in order to mitigate or avoid significant environmental effects. Because the strategies of the Arcadia General Plan have been used as environmental mitigation measures in the Environmental Impact Report (EIR) on the General Plan, the annual report prepared for the City Council regarding implementation of the General Plan will also be used to satisfy AB 3180 requirements.

California cities and counties are also required to "annually review the capital improvement program of the city or county and the local public works projects of other local agencies for their consistency with the General Plan..." (Government Code Section 65103[c]). Pursuant to State law (Government Code Section 65401), all departments within the city and all other local government agencies (including the County school districts and special districts) must annually submit a list of proposed projects to the city. These projects will be reviewed by the city to ensure that they conform with the General Plan. The Annual General Plan Review and Update Program process will be used to comply with the provisions of Government Code Sections 65301 and 65401.

#### Maintaining an Up-to-Date General Plan

As conditions change in the future, it is important to ensure that the General Plan remains a valid statement of the city's plan for managing its future. Thus, it may be necessary to amend the General Plan from time to time. By law, each State mandated element of the General Plan may be amended a maximum of four times a year (several changes may be grouped into each amendment). In amending any portion of the General Plan, the proposed amendment must be reviewed against the overall intent of the General Plan, as well as against its specific provisions to ensure that the Plan is internally consistent.



#### INTERPRETATION OF THE GENERAL PLAN

#### Land Use Map Boundaries and Symbols

In any case where uncertainty exists regarding the location of boundaries of any land use category, proposed public facility symbol, circulation alignment, or other symbol or line found on the official maps, the following procedures will be used to resolve such uncertainty:

- Boundaries shown as approximately following lot lines shall be construed as following such lot lines.
- Where a land use category applied to a parcel is not mapped to include an adjacent street or alley, the category shall be considered to extend to the centerline of the street right-of-way.
- Boundaries shown as following or approximately following the limits of any municipal corporation shall be construed as following such limits.
- Boundaries shown as following or approximately following section lines, half-section lines, or quarter-section lines shall be construed as following such lines.
- Boundaries shown as following or approximately following railroad lines shall be construed to lie midway between the main tracks of such railroad lines.
- Boundaries shown as separated from, and parallel or approximately parallel to, any of the features listed above shall be construed to be parallel to such features and at such distances therefrom as are shown on the map.
- Symbols that indicate appropriate locations for proposed public facilities are not property specific. They indicate only the general area within which a specific facility should be established.

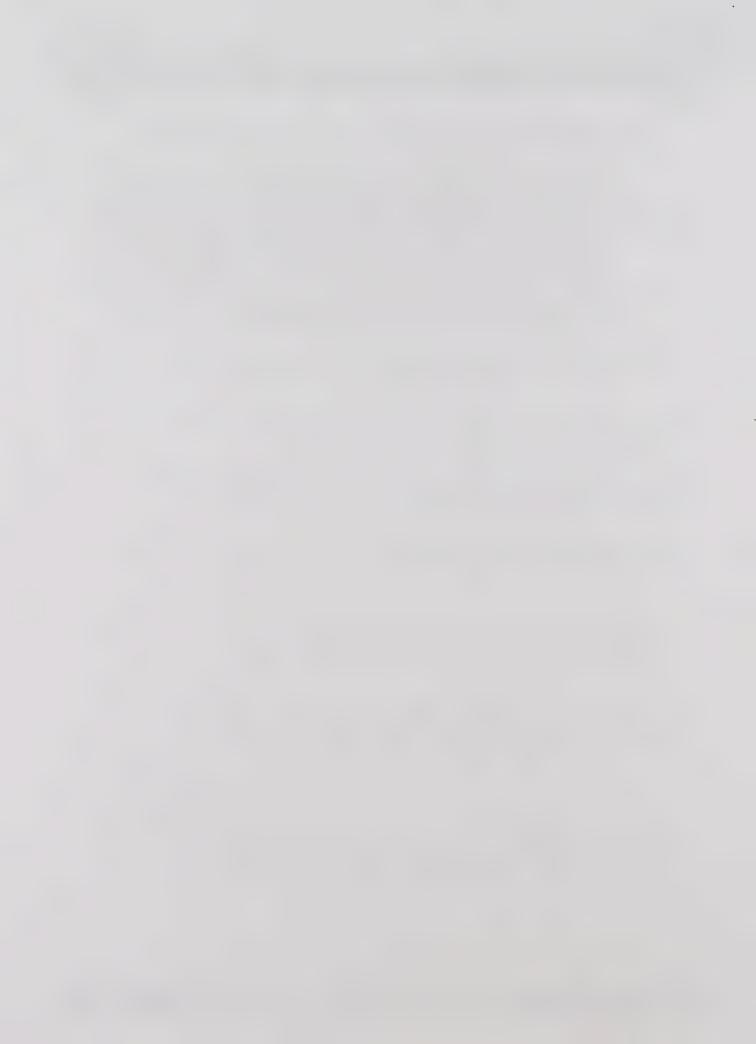
#### Specific Standards

Where a specific numerical standard is set forth in this plan, that number is an interpretation of the underlying General Plan text, and may be varied in application, provided that the goals of the underlying policies are met.



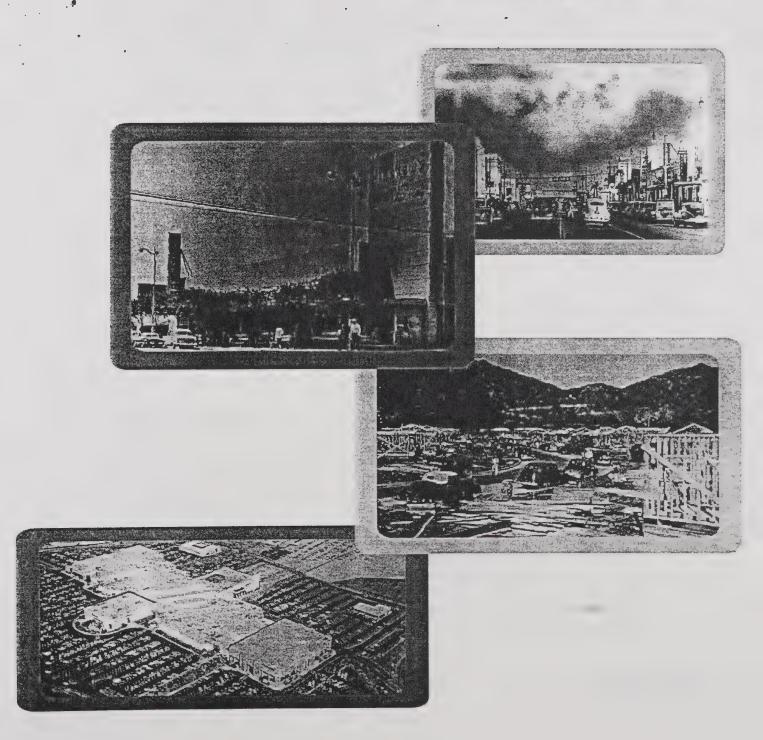
#### Competing Policies and Priorities

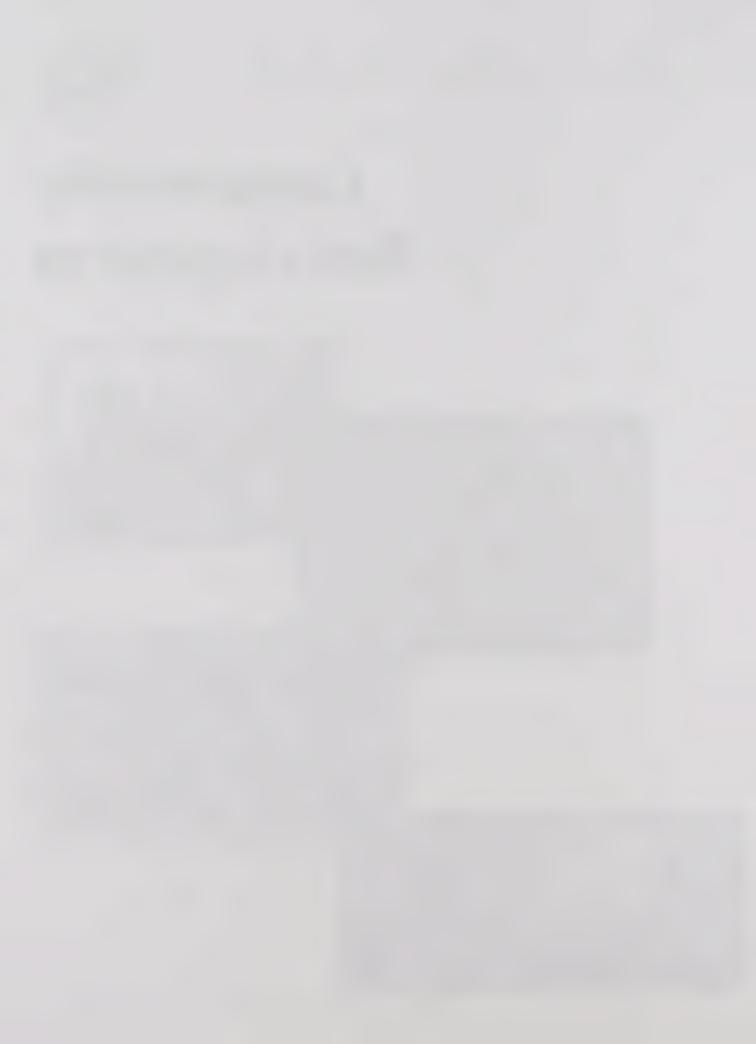
It is the intent of the Arcadia General Plan to present the necessary information to make consistent and informed future land use and policy decisions. Despite the requirements of State law requiring internal consistency of the General Plan, the inclusion of goals, approach, and strategies that are based on competing issues is inevitable. An example of such a case is the requirement for regular watering of areas being graded and the desire for water conservation. Where such competition between issues results in seemingly inconsistent strategies, City decision makers will be required to consider the relative priority of such strategies at the time decisions are being made.





# Community Development







#### INTRODUCTION

This chapter focuses on the identification, preservation, and enhancement of those physical aspects of the community that are highly valued by its residents. The Community Development chapter sets forth the City's vision and fundamental land use philosophy regarding appropriate types, intensity, and location of development, and appropriate means for maintaining the area's environmental, social, physical, and economic health and vitality. Community Development, therefore, focuses on the organization of the community's physical environment into logical, functional, and visually pleasing patterns that are consistent with local social values.

The Community Development chapter addresses three general issues: Land Use and Community

### Community Development Issue Areas

Land Use and Community Identity focuses on the unique physical components which make Arcadia stand out from other nearby San Gabriel Valley communities, and on the organization of the physical environment into a logical, functional, and aesthetically pleasing pattern of land uses that will support the type of community desired by Arcadia residents.

Housing issues and programs have been developed in conformance with California Government Code Sections 65580-65589, and address the provision of housing opportunities for low, moderate, and upper income households and households with special needs; conservation of existing sound housing stock; and rehabilitation of housing.

Regional Coordination addresses the need for Arcadia to work with other Federal, State, county, surrounding city, and other agencies to ensure that both local and regional policies and actions are complementary and that these agencies are not working at cross purposes.

Identity, Population and Housing, and Regional Coordination (see box above). Some of the issues discussed in this chapter, such as transportation, public facilities, recreation, and safety are addressed in more detail elsewhere in the General Plan. This chapter addresses the manner in which these issues come together to direct community development.

#### LEGAL AUTHORITY

The Arcadia Community Development chapter contains policies relating to two mandatory General Plan "elements": land use and housing issues. Under State Law (Government Code Section 65302.[a]), a City is required to adopt a Land Use Element which:

"designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population



density and building intensity recommended for the various districts and other territory covered by the plan..."

The State law also requires that cities adopt a Housing Element (Government Code Section 65583) which consists of:

"...an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

The third General Plan element requirement included in this chapter is open space. Government Code Section 65302(e) requires that municipal general plans include an open space element, including an open space plan for the comprehensive and long-range conservation and preservation of natural resources, the managed production of resources, outdoor recreation, and the protection of public health and safety.

Table 1-A, Index to the Location of State Mandated General Plan Issues Within the Arcadia General Plan, within the Introduction section of the General Plan provides an index reference to State General Plan requirements and under which section of the Arcadia General Plan each State requirement is fulfilled.

### GENERAL PLAN APPROACH

#### COMMUNITY DEVELOPMENT GOALS

It is the goal of the City of Arcadia to:

- direct the amount and location of land uses in a manner which enhances the environmental, social, physical, and economic well-being of Arcadia;
- define and preserve the specific attributes which comprise Arcadia's identity as a "Community of Homes" and provide for their long-term protection;
- provide housing opportunities for all economic segments of the community;
- protect the integrity and quality of existing residential neighborhoods;



- ensure that issues of open space protection, environmental resources, public health and safety, and provision of municipal services and facilities are reflected in the location, intensity, style, and quality of development within the City;
- provide for the retail and commercial service needs of Arcadia residents;
- provide appropriate opportunities for employment-generating office and industrial uses in a manner consistent with the overall character of the community; and
- reserve adequate land for the provision of public and quasi-public services and facilities for Arcadia residents and businesses.
- ensure an adequate supply of lands which can generate a municipal revenue stream which furnishes the City with the long-term ability to continue providing a high level of services to its residents and businesses.

#### LAND USE AND COMMUNITY IDENTITY

#### Issues

Arcadia's early development and planning efforts have determined the location and density of today's residential neighborhoods, and established the foundations for the City's commercial sector. Today, development has occurred throughout the entire community, and the City is virtually built out. Arcadia has grown to be a well-established, full service City. The quality of homes, larger parcel sizes and close proximity to major employment centers in the region have helped to retain Arcadia's desirability as a stable community in which to live. With a majority of land in the City being developed, recent planning efforts have included the redevelopment of local commercial areas, transition from lower to higher density residential within specific areas of the City, and maintenance of the City's infrastructure and community facilities. Thus, future development within Arcadia is not likely to alter the basic pattern of development, and will consist primarily of the recycling of land and intensification of existing development.

Arcadia's community structure is composed of four general types of land uses: neighborhood residential, commercial centers, employment generating uses, and recreation areas. Residences occupy the majority of Arcadia; nearly 75 percent of the land within the General Plan study area is devoted to residential uses, the bulk of which are single family homes in traditional suburban neighborhood settings.

Within the City's residential framework, distinct areas have been delineated which contain the commercial, recreation and employment generating uses of the community. In the center of the City is a unique combination of largely regionally oriented and visitor serving uses that set the City apart from other portions of the



San Gabriel Valley. These include the Los Angeles County Arboretum, Santa Anita Park Race Track, Santa Anita Fashion Park mall. Methodist Hospital and the Santa Anita Medical Center, City Hall and the Arcadia Community Center. Arcadia County Park, and the Santa Anita Golf Course. uses draw substantial numbers of visitors into Arcadia on a daily basis, particularly on weekends and during racing season. It is in the history of these community fea-

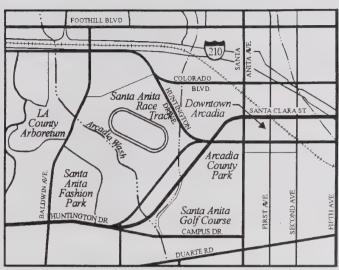


Figure 2-1. Community Features

tures and the adjacent downtown area (summarized in the Introduction in Figure 1-4) that Arcadia's legacy is found. Although the differences between these features is apparent, there is a common role that they share: these features are the images that come to mind when residents and visitors think of Arcadia, and thus, they are keys to the identity of the community.

### Neighborhood Residential Lands

Arcadia's identity as a "Community of Homes" can be traced back to the 1930s. when the first residential subdivisions began to appear in the City, replacing what had previously been agricultural lands. The neighborhoods that are currently found in Arcadia have developed over time to fill the majority of the available land in the City. The northernmost portion of the Bald-Ranch. which owned by Arcadia's first mayor, Elias Jackson "Lucky" Baldwin, made way for the City's first residential subdivisions.

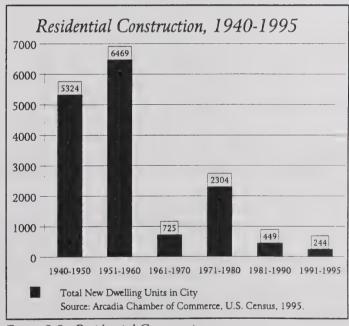


Figure 2-2. Residential Construction



The areas nearest the Baldwin Ranch, comprising today's downtown core, were the first to be settled by those outside the Baldwin family. From this core, single family residential subdivisions spread to areas north and west of the Ranch throughout the 1920s and 1930s.

The southern portion of the City was also developing at this time; its original configuration was as a "grid" of one-acre ranches devoted primarily to chicken raising and light agricultural uses. During the post-war boom of the 1950s, many of these parcels transitioned into smaller residential subdivisions, but the original pattern of large lot development is still apparent in present-day aerial views of the City. During the mid-1950s to the early 1960s, hillside residential development was most prevalent, with neighborhoods extending into the foothills of the San Gabriel Mountains around the City's northern boundaries. With the construction of these neighborhoods, the bulk of Arcadia's land had been developed, and from the 1980s until the present, large areas of vacant land for any type of development have not been available in the City.

Within Arcadia's existing residential neighborhoods, a trend toward demolition of existing ranch style homes and replacement with very large homes that are out of scale with the surrounding neighborhood has been experienced in the last decade, particularly in the area south of Huntington Drive and Campus. The result has been a loss of the visual integrity of some existing neighborhood areas.

A conversion from single family to multiple family housing has been ongoing in the neighborhood south of downtown. This area, while now predominantly multifamily in character, still has a number of single family structures, as well as older and relatively low intensity multi-family structures. In order to meet the City's needs for housing for all economic segments of the community, continued conversion of dwellings to higher densities is needed in this area.

In the vicinity of Santa Anita Race Track are a substantial number of multiple family dwellings fronting Huntington Drive and Baldwin Avenue. These dwellings are subject to a considerable amount of commercial and race track-oriented traffic and noise. In addition, residential neighborhoods north of Santa Anita Race Track and south of the race track along Holly Avenue are subject to varying amounts of race track-related traffic and noise during racing season. Future commercial development in the vicinity of the race track could increase these impacts, and requires mitigation.

### **Commercial Centers**

Commercial and retail centers provide the largest source of revenue for the City. Revenue from sales tax dollars and the handle at the Santa Anita Race Track have greatly assisted in funding the high quality of services and infrastructure that Arcadia residents currently enjoy. The vitality of the City's commercial centers are directly related to the fiscal health of the City. For this reason, the City has been



committed to maintaining their fiscal health, thereby ensuring an ongoing source of income to continue supporting the services that residents have come to expect as part of life in Arcadia. Major commercial areas within Arcadia include the following:

- Downtown Arcadia
- Santa Anita Fashion Park mall
- Duarte Road (Santa Anita to Second Avenue)
- Foothill Boulevard (Santa Anita Avenue to the eastern city limits)
- Hughes Market Center (Huntington Drive)
- Live Oak/Las Tunas (El Monte Avenue to the eastern city limits)
- West Arcadia (Baldwin Avenue).

A discussion of capital facility needs is provided in the Municipal Services and Facilities Chapter.

A major component of Arcadia's commercial centers has been visitor serving uses surrounding Santa Anita Race Track. The restaurants, service stations, and retail . shops that were positioned to serve the needs of Race Track patrons, are experiencing the result of lower attendance at Santa Anita Race Track that has been the trend over the last ten years. In addition, reduced patronage at Santa Anita Park has reduced the City's share of race track revenues, resulting in a substantial decrease in funds available for capital improvements.

The revitalization of downtown will assist in the City's efforts to offset this decrease in commercial revenues. In addition, re-use of commercial properties

immediately north of the City's downtown is planned to occur within the time frame of the General Plan. Even with these efforts, municipal finance projections indicate that the City will not be able to afford to maintain the present high level of services given to its residents indefinitely, unless new revenues are found.

#### **Employment Generating Uses**

While a significant number of the existing jobs within the City are related to commercial businesses (including restaurants, food stores, Santa Anita Race Track, and retail stores), the majority of local employment lies in the service and non-commercial fields. These business (examples are shown in box at right) are concentrated in the offices located north of down-

### Types of Businesses in Arcadia

#### Commercial Businesses

Eating and Drinking Establishments
Apparel Stores
Food Stores
Other Merchandise and Specialty Retailers
Service Stations

#### Service Businesses

Banks, Financial, and Real Estate Services Business and Professional Services Hotel Services Health Services Personal Services

#### Non-Commercial Businesses

Race Track
Manufacturing
Transportation
Communication
Utilities
Wholesale Trade

Source: California Board of Equalization, 1995.



town, the hotels near Santa Anita Race Track, and in southernmost portion of the City, where light industrial uses are located. Within this southernmost area, existing industrial uses and lands planned for future industrial uses are adjacent to existing residential neighborhoods in the City of El Monte.

#### Recreational Uses

Large portions of land have been maintained for recreational use through the course of development of the City. Approximately ten percent (10%) of the City's land area is currently devoted to recreation. The largest of these areas are located in the center of the City (the Arcadia County Park, Santa Anita Golf Course, and Los Angeles County Arboretum) and at the City's outermost boundaries (the Arcadia Wilderness Park, the Par-3 Golf Course, and the Peck Road Conservation Park). In addition to these major parks, smaller local parks are found in many neighborhoods within the City. Local school playgrounds are available to the public as recreation fields during non-school hours.

### Hillside Management

Hillside areas can offer a variety of amenities such as reduced densities, a more rural character, significant views of valleys and hills, proximity to large natural open space areas, and privacy. Such is the case in much of the development in the northern portion of Arcadia where large lot residential areas have been developed near the foothills. However, if hillside development is improperly planned, the very amenities that people seek as precious attributes of hillside living can be destroyed. In addition, the cumulative effect of improper hillside development can be significant destruction of sensitive biological habitats and habitat linkages, erosion and degradation of water quality, increased downstream runoff and flooding problems, slope failure, fire hazards, high utility costs, and lack of safe access for emergency vehicles.

Safety issues related to hillside development are discussed in the Environmental Hazards chapter, while biotic resources issues are discussed in the Environmental Resources chapter.

Proper planning of hillside areas is also required for safety reasons. Hillsides, generally speaking, are unstable land forms; when development occurs, the likelihood of soil erosion, silting of lower slopes, slope failure, and flooding increases. In addition, despite the best efforts of geologists and civil engineers, some manmade slopes created by past development within hillside areas have been subject to slope failure.

Hillside development also increases the risk of wildland and residential structure fires in areas where urban development meets undisturbed natural vegetation, such as occurs in northern Arcadia. Although techniques such as clearance around structures and non flammable landscaping can reduce this risk, such methods are not always beneficial to sensitive biological resources which may be present in the area.

In recent years, communities throughout California have devoted much effort to defining hillside development guidelines that protect the natural *character* of



hillside areas while allowing for their development. These techniques, commonly known as landform grading and landform planting, focus on innovative grading and landscaping aimed at recreating a "natural look" within hillside development areas. While landform grading and planting are substantial improvements on the traditional "cookie cutter" approach to hillside development, they do not address the loss of biological resources that accompany development of natural hillsides and are, therefore, applicable only to the grading that is permitted to occur *after* significant environmental resources are protected.

### General Plan Approach

It is the intent of the General Plan to build upon the community's existing land use structure, retaining the community's strong residential base and providing services that are oriented to Arcadia residents. At the same time, the General Plan will allow for sufficient infill growth to facilitate a vibrant downtown atmosphere, capitalizing on the City's regional accessibility via the 210 Freeway, and providing sufficient revenue to offset the maintenance needs of the community, while ensuring that the style and scale of such new development is in keeping with the existing, primarily residential na-

ture of the community.

# Establishing a Community Concept

# Commitment to Community Quality and Maintenance

Upon entering Arcadia from almost any direction, a subtle but visible shift in the quality of development occurs. Arcadia's wide boulevards, the density of mature trees and luxuriant landscaping, the increased size and quality of structures and lots, especially in residential neighborhoods, are recognizable components of Arcadia's identity. It is clear to even the casual observer that great emphasis has been placed upon the maintenance of streets, homes, and businesses within Arcadia, and that a high standard of quality is in place relative to the appearance of

### City of Arcadia Community Concept

Arcadia will strive to be a suburban, family-oriented city, promoting community and social interaction, responding to the needs of individual neighborhoods, and providing a high level of services and amenities to its residents.

In order to retain the City's existing residential character, local commercial centers will remain at or near existing intensities. In an effort to continue the provision of a high level of municipal services and facilities, new uses that generate a positive municipal income stream will be attracted into the community where they can be fit comfortably into the City's overall residential character. To this end, the City will facilitate revitalization of the downtown, and will take advantage of commercial opportunities in the vicinity of Santa Anita Race Track, as well as industrial opportunities in the southernmost portion of the City. In expanding the community's non-residential land use sector, great care will be taken to ensure the new uses do not adversely impact adjacent residential uses, and are compatible with Arcadia's identity as a "Community of Homes."

The City of Arcadia will focus on the maintenance of its residential neighborhoods and existing residential housing, permitting limited conversion to more intensive residential uses near the downtown area as a method of providing housing for all income groups.



the community. It is the intent of the General Plan that this standard of quality be maintained and protected over time, and that new development within the community enhance and complement the City's existing image.

### Community Investment

Unlike many Southern California cities, Arcadia residents have not just made a financial, but also an emotional investment in their homes and neighborhoods. Arcadia is primarily a community of individual houses within identifiable neighborhood areas; the majority of its residents are committed to staying in their homes and to protecting their residential neighborhoods from undesirable changes. The protection of residential neighborhoods is thus one of the key community attributes to be preserved, as well as one of the driving forces of the City's overall land use policy.

#### Vision Toward the Future

Although the City seeks to preserve much of what has already been built, Arcadia recognizes that a static community in which the present is "frozen" in place is neither possible nor desirable. The General Plan recognizes that the financial demands of continuing to provide the level of services and facilities now enjoyed by Arcadia residents necessitates additional revenue sources. Thus, the General Plan provides for the expansion of revenue generating uses in a manner consistent with the overall identity of Arcadia as a "Community of Homes." This includes revitalization of the downtown area, the development of commercial entertainment uses in the area between the Santa Anita Race Track grandstands and the Santa Anita Fashion Park mall, and development of additional employment-generating uses in the southernmost portion of the City.

#### **Defining Future Land Uses**

A discussion regarding the process for determining the consistency of certain proposed development projects with the General Plan is presented in Chapter 6.0, Implementation and Monitoring.

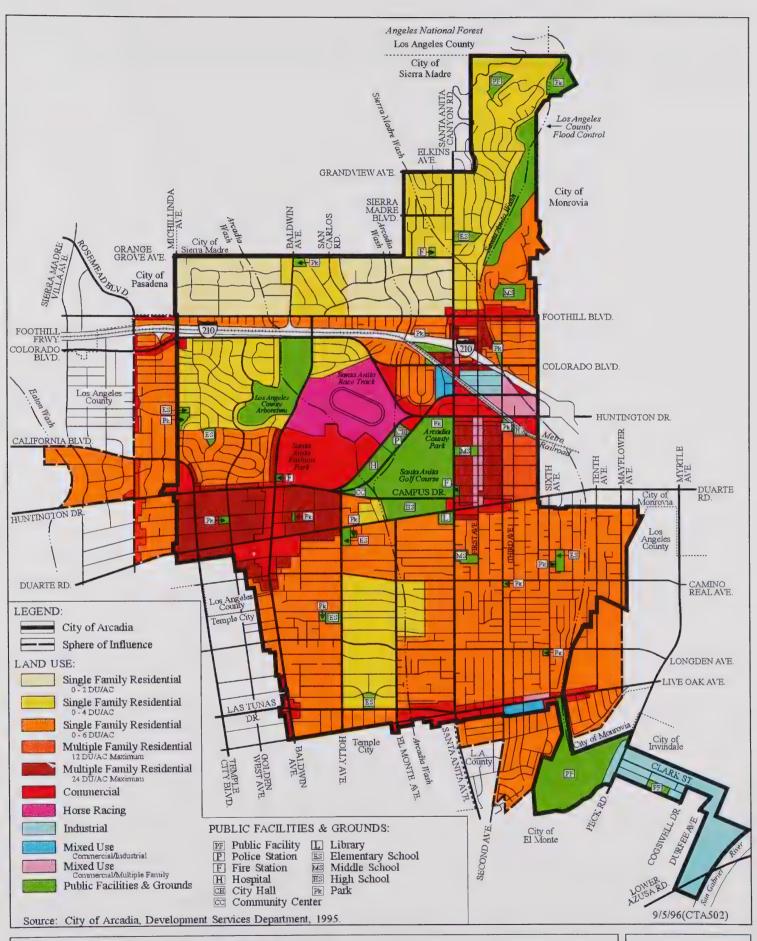
Arcadia's approach in defining land uses is to establish and maintain an inventory of land uses that provides diverse economic, social, and cultural opportunities in the community, and that reinforces the characteristics that make Arcadia a desirable place to live. One of the key components used to define land use in Arcadia is the General Plan land use map (Figure 2-3). The land use map is a graphic representation of the

### Land Use Policy Hierarchy

- General Plan Text and Land Use Map
- Specific Plans
- Zoning Ordinance
- Development Plan Approvals

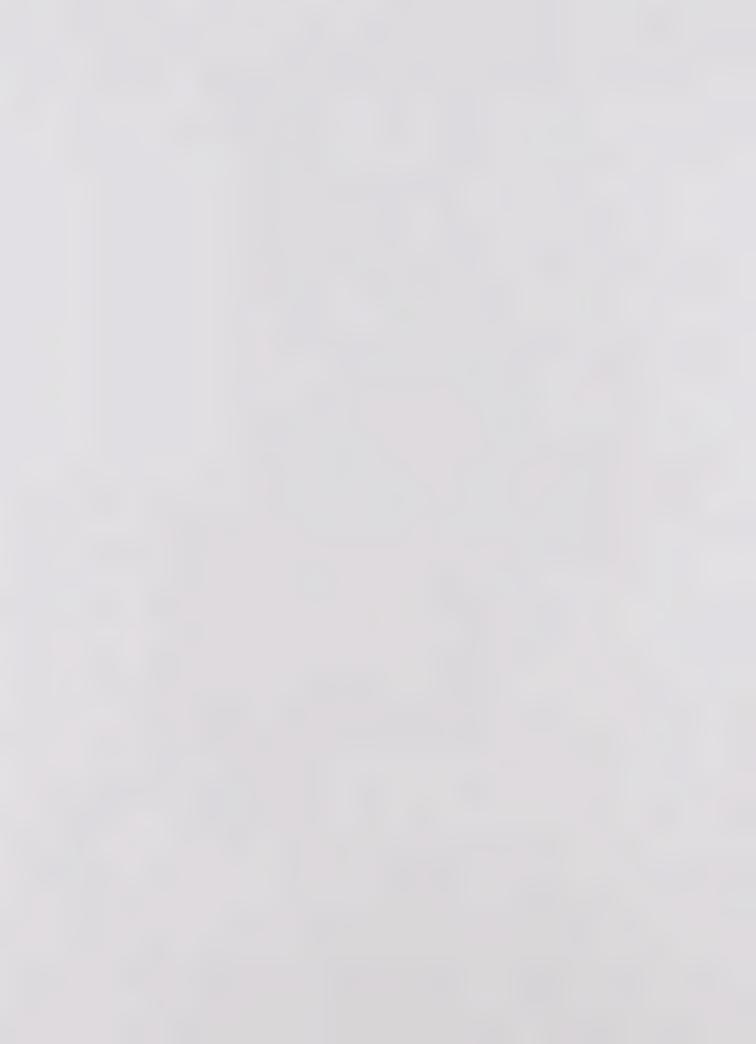
text of the General Plan. Because the land use plan map depicts only the *types*, *extent*, *locations*, *intensities*, and *distribution* of land uses, both the map and the General Plan text are required to make a judgment on the consistency of development proposals with the General Plan.













Because the General Plan land use map is often the most visible component of the General Plan, and to increase its usefulness as a planning tool, the General Plan land use map contains a variety of graphic and textual information regarding the City's land use pattern; City boundaries, sphere of influence, and annexation areas; along with the density and intensity of development that is expected. Table 2-A provides a description of the various land use designations that are used to define desired land use within the planning area.

Table 2-A - City General Plan Land Use Designations

Planned Land Use Designation	Maximum Intensity	City Acreage	Sphere Acreage
Residential Land Uses			
Single Family (SFR - 2) - Provides for low density single family detached residential neighborhoods. Development is typified by large lot single family homes on estate type lots of 22,000 square feet or larger. Appropriate uses include single family residences on a single lot, the keeping of large animals, and individual private recreation facilities.	up to 2 du/ac¹	399.5	
Single Family (SFR - 4) - Provides for low density single family detached residential neighborhoods. Development is typified by large lot single family homes on lots between 10,000 to 22,000 square feet in size. Appropriate uses include single family residences on a single lot, the keeping of large animals, and individual private recreation facilities.	up to 4 du/ac	1,184.8	
Single Family (SFR - 6) - Provides for low density single family detached residential neighborhoods. Development is typified by standard to mid size residential lots that range 7,200 and 10,000 feet in size. Appropriate uses include single family residences on a single lot.	up to 6 du/ac	2,038.9	694.3
Multiple Family (MFR - 12) - Provides for a range of housing types and sizes within a suburban neighborhood context. Appropriate uses include single and multiple family residences ranging from duplexes to 12 units per acre. Senior housing projects on sites of ½ acre or more may be permitted with a density of up to 18 units per acre.	up to 12 du/ac	14.4	

Dwelling units per acre. This represents the maximum number of units that may be permitted per net acres existing prior to development.

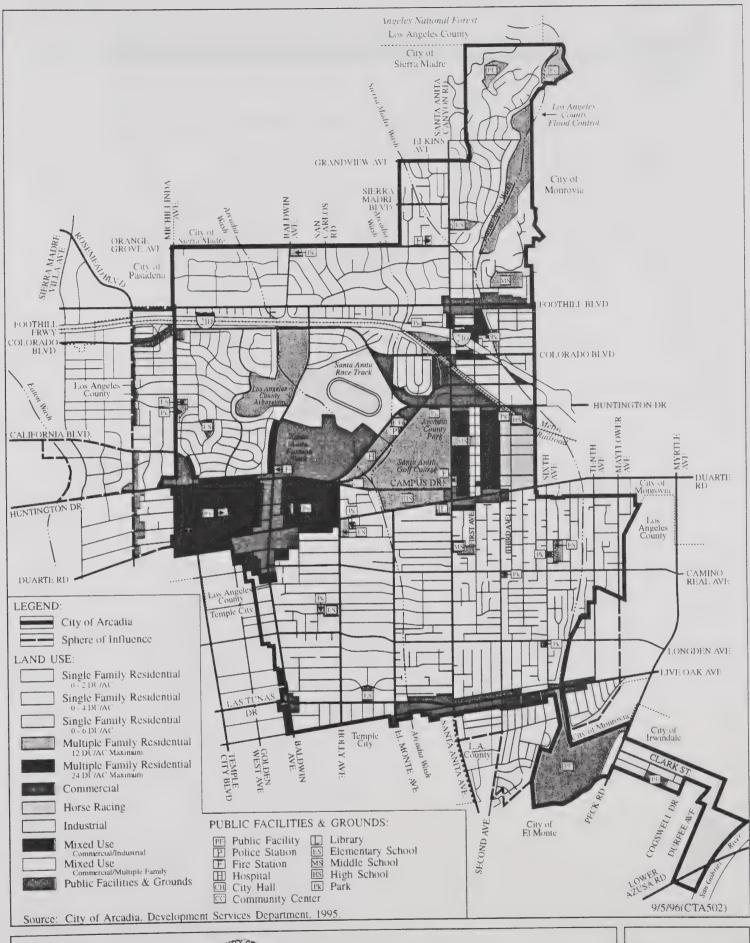


Table 2-A - City General Plan Land Use Designations

Planned Land Use Designation	Maximum Intensity	City Acreage	Sphere Acreage
Multiple Family (MFR - 24) - Provides for a range of mid to high density housing types and sizes with the intent of providing incentives for affordable housing, within a neighborhood context. Appropriate uses include single and multiple family residences ranging from duplexes to 22 units per acre or 24 units per acre if provisions for affordable housing are met. Senior housing projects on sites of ½ acre or more may be permitted with a density of up to 30 units per acre.	up to 24 du/ac	363.6	28.0
Commercial Land Uses			
Commercial (C) - Provides appropriately located areas for the general commercial and professional office needs of the area residents, workers and visitors. Appropriate uses include a range of common retail and personal service uses, specialty retail, offices, auto related uses, financial institutions, and hotels and motels.	0.50 FAR, <sup>2</sup> 0.40 FAR for the Santa Anita Fashion Park mall, and 0.30 FAR for the southerly race track parking lot.	395.4	28.9
Horse Racing (HR) - Provides for the ongoing use of the Santa Anita Park race track for horse racing and related activities and special events. Appropriate uses include stabling and training or race and show horses, horse racing, parimutual wagering on horse racing, horse shows and equestrian events, and special events.	Existing seating and infield capacity.	317.1	
Mixed Uses			
Commercial/Multiple Family (MU-C/MF)- Provides opportunities for development of commercial and residential mixed-use projects close to local services and facilities and which foster the use of alternative modes of circulation such as pedestrian or bicycles. Commercial uses allowed within this designation are intended to serve the needs of the local residents as well as promote community interaction. Appropriate	0.40 FAR for mixed uses, and up to 24 du/acre (30 du/acre for senior housing)	15.3	
uses include medium to high-density residential, medical and professional offices, retail			

commercial, and personal services.

Floor Area Ratio (FAR). This represents the maximum non-residential building square footage that may be permitted. FAR is measured by dividing building square footage by net lot area existing prior to development.





1200' 2400'



General Plan Land Use Map

Figure 2-3

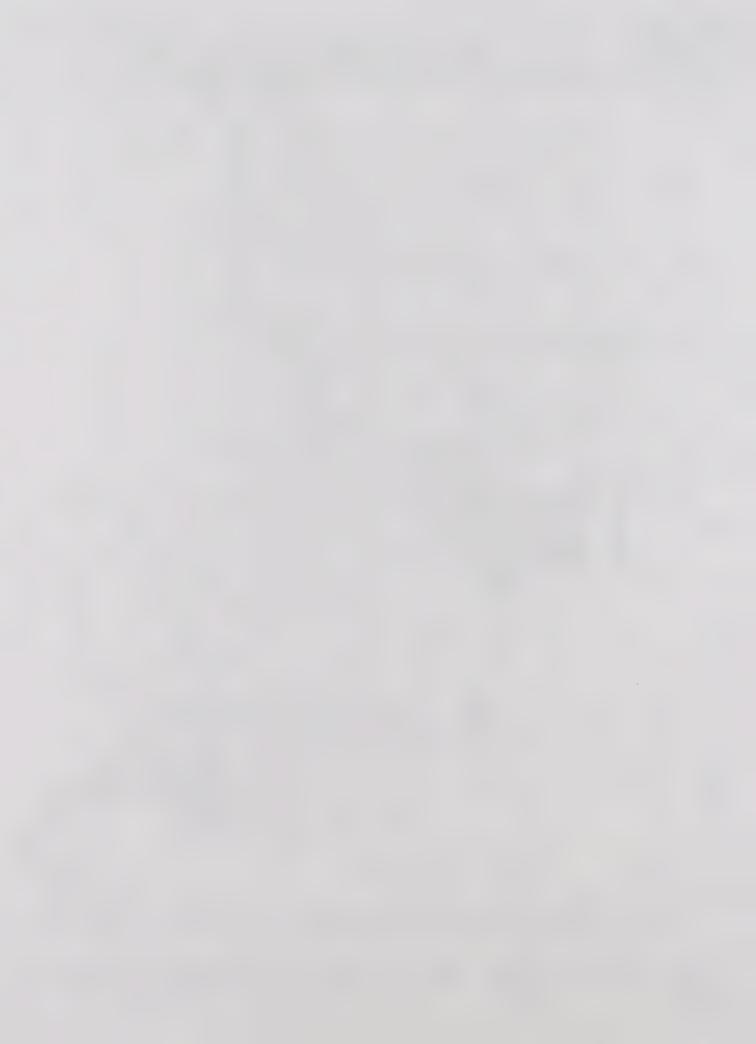




Table 2-A - City General Plan Land Use Designations

Planned Land Use Designation	Maximum Intensity	City Acreage	Sphere Acreage
Commercial/ Industrial (MU-C/I) - Provides areas within which office, light manufacturing services, and support retail may be developed within a business park environment. The development criteria for this designation is intended to be flexible and fit with the characteristics of individual areas of the City which have been undergoing a transition from heavy industrial to business park uses. Appropriate uses include professional offices, warehousing, light manufacturing, as well as retail support uses such as print shops, office equipment sales and service, office supplies, and like services.	0.30 FAR	25.0	
Industrial Land Uses			
Industrial (I) - Provides for an array of warehouse, distribution, manufacturing, and assembly uses in appropriate locations. Also included are mineral extraction and reclamation activities in areas currently committed to, or in the past, used for mineral extraction.	0.45 FAR	194.6	
Public Facilities			
Public Facilities - Provides areas for the construction of public and institutional activities including but not limited to local, State, federal agencies, special districts, and public and private utilities. Appropriate uses include institutional facilities such as hospitals, public and private schools and colleges, public and private	1.0 FAR	768.8	13.2
recreation facilities, City facilities, fire stations, libraries, post offices, utility corridors and facilities, parks, and open space.			
TOTAL		5,793.8	764.4

Source: LSA Associates, Inc., 1996.



#### Land Use Transitions

The Arcadia General Plan projects land use patterns well into the future, and it plans for an increase in the intensity of development. Key to this approach are four areas which are currently undergoing transition or possess opportunities for transitioning in the future. These areas, which are shown in Figure 2-4, include the following:

- Santa Anita Race Track
- Downtown Residential District
- Mixed Use Area along Santa Clara Street and Huntington Drive
- Industrial Area along Lower Azusa Road.

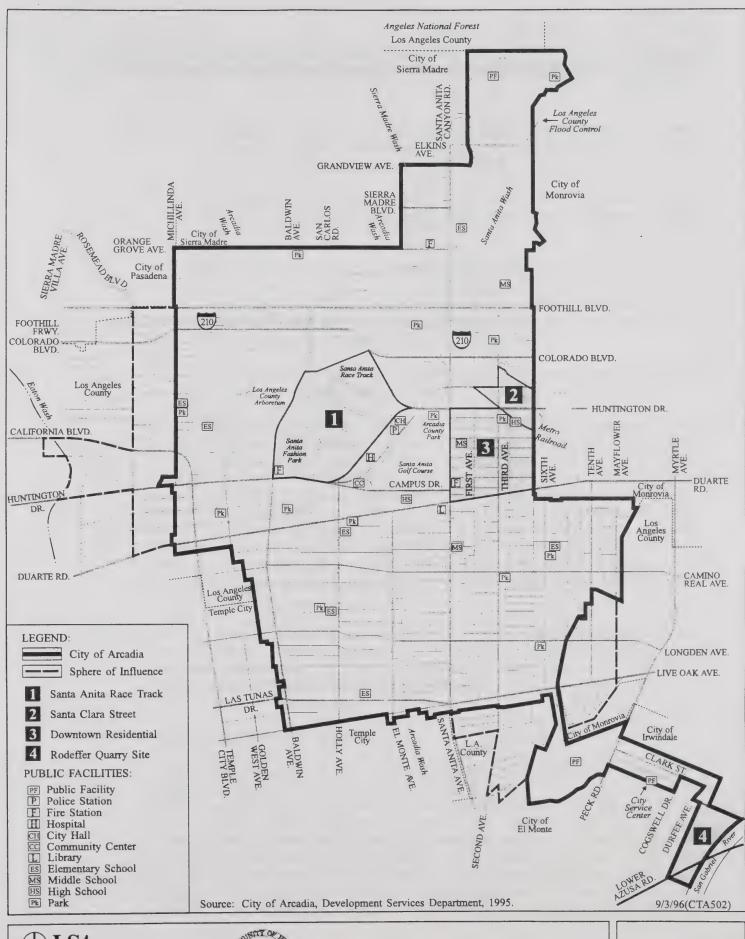
#### Santa Anita Race Track

The Santa Anita race track is a key community feature, and an important component of Arcadia's character. The retention of live horse racing at this facility, and the ongoing economic vitality of the race track are also critical to Arcadia's future fiscal health. Over the past ten years, there has been a reduction in attendance at the Santa Anita race track, largely due to the advent of off-track wagering facilities and a long-term downturn in the racing industry. As a result, it is no longer necessary to reserve both of the race track's large open parking areas exclusively for race track event parking. The combination of dwindling attendance and the potential availability of a portion of the race track's parking areas for other uses has given rise to much community discussion regarding the positives and negatives of permitting additional uses within the race track's parking areas.

It is Arcadia's long-term vision to retain live horse racing at the Santa Anita race track, and to preserve the existing grandstand structure. There also exists the opportunity to create a development of urban intensity in the race track's southerly parking lot which recognizes the unique attributes of the race track to the north and the Santa Anita Fashion Park mall to the west, and to cultivate this unique combination of regional attractions into a cohesive center. It is the intent of the General Plan to ensure that new commercial development within the southerly race track parking area is respectful of Arcadia's existing community character, one of well preserved, peaceful, and safe residential neighborhoods.

Because future development within the southerly race track parking lot has the potential for impacting the community, future development must address the following needs:

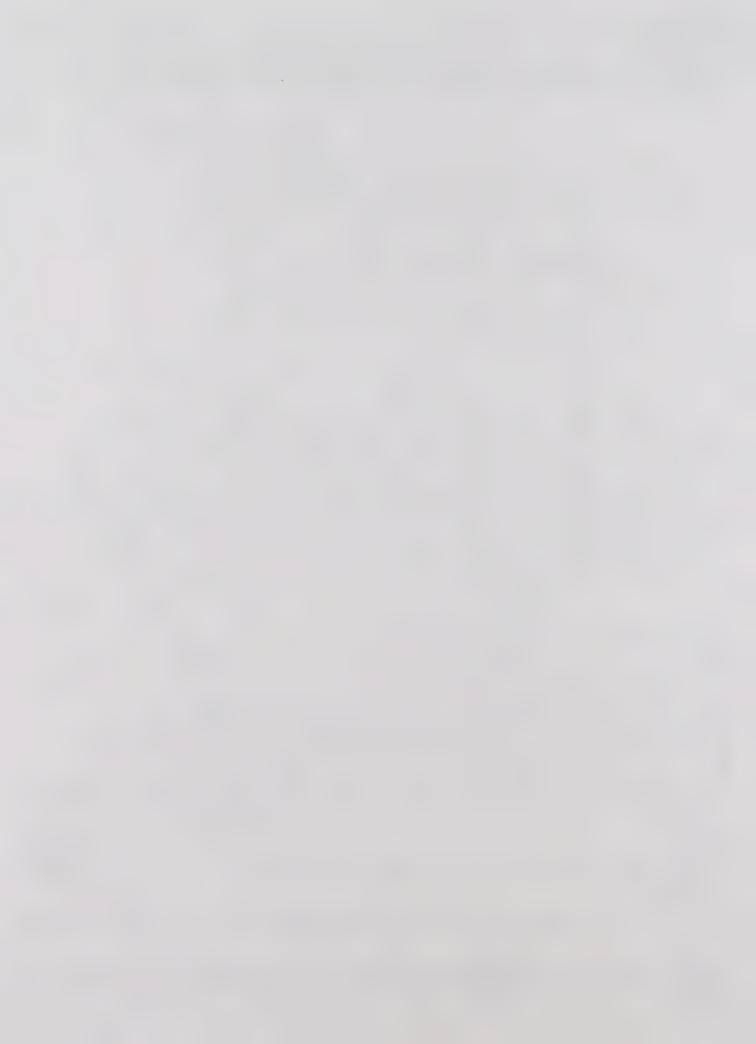
 Achieving land use compatibility with, and a logical physical relationship to the adjacent Santa Anita Fashion Park mall and residential uses.





1200' 2400'







- Retaining the ability of area roadways to maintain Level of Service D (Level of Service C on local residential streets), as outlined in the Municipal Services and Facilities Chapter of the General Plan.
- Providing sufficient on-site parking so as not to exacerbate existing problems of race track patrons parking offsite within nearby residential neighborhoods.
- Maintaining architectural compatibility with the existing race track grandstands.
- Preserving important community views of the existing race track grandstands such that the race track grandstands remain recognizable from locations along Huntington Drive.
- Providing sufficient on-site security so as not to impact the services of the Arcadia Police Department.

The purpose of designating the area south of the race track grandstands as Commercial is to assist in facilitating free market forces to introduce new, compatible uses with complementary market segments to the existing mall, downtown area, and other commercial areas within the City. Overall, the Commercial designation of the southerly race track parking lot is intended to assist in achieving the City's Mission and the related economic development and public infrastructure goals that are included in the Mission Statement. By reinforcing the need to establish linkages between new uses and existing ones, and between the race track and mall, the General Plan also seeks to create a synergistic economic relationship between the mall, race track, and new commercial uses in the race track's southerly parking area.

New development within the portion of the race track which is designated Commercial is to be implemented through a specific plan pursuant to the California Government Code or an equivalent master planning process adopted by the City, and is to be consistent with the following provisions.

#### **Existing Community Context**

The Santa Anita Race Track is a vital component of the community's identity, its cultural heritage, and its economic well-being. Further, it is a bonafide regional destination, drawing visitors from throughout Southern California. The race track is one of three major live horse racing venues in Southern California, and possesses a distinct cultural heritage and recreational identity. It consists of the grand-stands, track, paddock area, stables, other ancillary buildings, and two large surface parking areas, one to the north and one to the south of the track itself. The southerly surface parking area provides a unique physical opportunity for master planned infill development which builds upon the site's regional identity and



central location. Development within the site's southerly parking area needs to be carefully planned so as to avoid or minimize adverse impacts to existing and established neighborhoods and commercial areas within Arcadia.



Figure 2-5. Existing Conditions

Located immediately southwest of the race track, the Santa Anita Fashion Park mall is Arcadia's primary retail sales tax generator, consisting of 1.3 million square feet with four major anchors. It serves Arcadia residents, as well as residents from surrounding communities.

Although the race track and mall are contiguous to each other, each has a large common boundary, and share a common set of access roadways, there are no common activities or functional linkages between these two uses. A chain link fence topped with barbed wire currently separates the southerly parking lot of the race track from the easterly mall parking area. Another physical separation occurs during horse racing season when the race track's Baldwin Avenue entry gate at the northerly boundary of the mall is closed off to the mall.

Large arterial roadways separate the race track/mall complex from adjacent uses. These roadways, Baldwin Avenue and Huntington Drive, are wide with landscaped medians, and represent the public/private edge for the race track and mall. Both the race track and mall are set far back from Huntington Drive and Baldwin Avenue, minimizing visual impacts. The location of the race track parking areas to the



north and south of the race track and grandstands has increased the visibility of these features. The unique architecture of the southerly grandstand facade has become an important community landmark. Views of this facade are an important attribute of the site that needs to be protected in planning for development of the southerly parking area, such that the grandstands remain a recognizable community feature.

The architectural design of commercial buildings that are introduced to the southerly race track parking area needs to be compatible with existing race track architectural design, and functionally build upon the race track's attributes. The mall has a significant setback with a fairly dense landscaped buffer at the roadways' edge, limiting visibility of the mall, particularly from Baldwin Avenue. Of utmost concern to the City is the continued success of the mall and race track.

### Proposed Commercial Uses

The 85 acre development area within the southerly portion of the Santa Anita race track is strategically located between an established commercial use (race track) and commercial retail use (mall). The mix of uses within this development area should add to and enhance the range of existing retail in the City, and provide uses which can draw from and contribute to existing patronage at the mall and race track. The mix of uses and the design of new commercial development should work together to create a place where people can and will want to come for shopping and enjoyment. A wide range of compatible land uses is desired that will increase the area's retail sales potential by bringing more activity and buyers to the area. Thus, the retail component of new development within the southerly portion of the race track should provide a unique shopping experience, emphasizing a mix of general retailing and specialty goods. Attracting a wide variety of sit-down restaurants and other types of eating establishments is important to the success of establishing a functional link between the mall's commercial uses and the race track's entertainment identity. A variety of entertainment experiences are desired to support the dominant commercial use of the site, and to increase patronage of the area's retail sector without creating a "theme park" or "amusement park." Desirable entertainment uses include both ticketed and non-ticketed venues. Office uses should, at most, be a minor portion of new development, and be supportive of the overall commercial character of the site.

It is understood that, although market forces will bring an array of new and unique uses to the area, other uses will invariably compete with existing commercial areas in the City. Emphasis should be placed upon new uses and uses either having complementary market segments or a different scale and character than those currently existing within the City of Arcadia.



### Urban Design

There are several strong existing attributes that influence the potential new Commercial area's design. At this time, the mall and race track are two separate entities with no physical or commercial linkage. Development of new commercial uses in the southerly portion of the race track property represents a potential third major entity in the center of Arcadia. In order to benefit from the locale of the two existing regional attractions, and to maximize potential economic benefits, new commercial uses should be designed to establish linkages with the two existing major attractions (mall and race track), rather than simply create a third entity in the same area. The intent of such linkages is to facilitate each attraction's ability to draw patronage from, as well as contribute patronage to the other attractions, thereby increasing the success of the mall, race track, and new commercial development.

New commercial buildings and structures in the southerly portion of the race track property need to respect the architectural and cultural heritage represented by existing race track buildings. Because any proposed development would be located closer to Huntington Drive than the existing race track structures, potential visual impacts of new development must be carefully analyzed. An appropriate building setback buffer and/or public edge landscape treatment needs to be provided to minimize potential visual impacts along Huntington Drive, and new development needs to protect public views of the race track grandstands. While it is not possible for new development south of the grandstands to preserve unobstructed views of the entire grandstand structure, it is important that the grandstands remain recognizable from key locations along the perimeter of the race track. Key views which merit preservation include the first views travelers get of the grandstands from Huntington Drive/Colorado Place, directly east of the track (Gate 5) and views of the unique architecture of the southerly grandstand facade, particularly those of architectural details toward the center and easterly portion of the grandstands. Views of these key architectural details from locations along Huntington Drive should be preserved.

Exposed elevations of new commercial buildings to Huntington Drive, the race track, and the mall should avoid long, uninterrupted planes, using articulated components such as staggered setbacks for different building levels, recessed windows, projecting balconies, arcades, etc. The design of the rear of buildings and loading or service areas should be cognizant and respectful of adjacent uses, and the need for establishing viable linkages with the mall and race track.

The size and design of exterior building and project signage exposed to public roadways for new development within the southerly portion of the race track needs to be compatible with the immediately adjacent architecture. Thus, while signage is important to assist visitors to the site, signs should not be the dominant visual feature of the built environment.



Landscaping for new commercial development should establish a project identity along the public edge and at the entries, and identify the vehicular roadways, pedestrian walkways, building entries, and plazas. Development of this site should also provide the opportunity to construct an integrated and consistent landscape treatment along Huntington Drive.

The General Plan acknowledges that new commercial development south of the race track grandstands will introduce a new and potentially substantial source of nighttime lighting. Lighting needs to be integrated into project design, and not appear to be tacked on as an "afterthought." Lighting structures need to be in scale with the surrounding buildings. Also, while on-site lighting needs to be bright enough to promote the general safety of new uses, great care must be taken to prevent "spillage" of lighting and glare into nearby residential neighborhoods.

### Circulation and Parking

Given the potential intensity of new development south of the race track grandstands, new commercial uses could generate a substantial amount of traffic. Because of the key location of the commercial development area, and its proximity to two major traffic generators (race track and mall), if not properly managed, traffic from new commercial development could result in traffic congestion.

Traffic resulting from new commercial development needs to be analyzed and mitigated from both a roadway capacity perspective (both ADT and peak hour), and from a land use compatibility perspective. Thus, new commercial development must not exceed the roadway performance capacity thresholds identified in the Circulation Element. In addition, to the maximum possible extent, commercial traffic needs to be accommodated on existing roadways serving *commercial* uses. Existing residential neighborhoods and the hospital should not be adversely affected by new commercial traffic. These neighborhoods and their established character need to be protected from adverse traffic impacts generated by potential commercial development.

Because access points are well established and appropriately spaced, the internal circulation system for new development south of the race track grandstands should be connected to existing points of ingress/egress. Because commercial uses are often characterized by significant pedestrian traffic, the internal circulation system of any new commercial project (or increment thereof) needs to assign a high priority to pedestrian movement in terms of ease, safety, and legibility.

As the result of new development, on-site merging of race track related with traffic from new commercial uses and the mall will occur. It is the intent of the General Plan that patrons of the race track, mall, and new commercial development be able to walk between these uses, and that automobile traffic between these uses not be



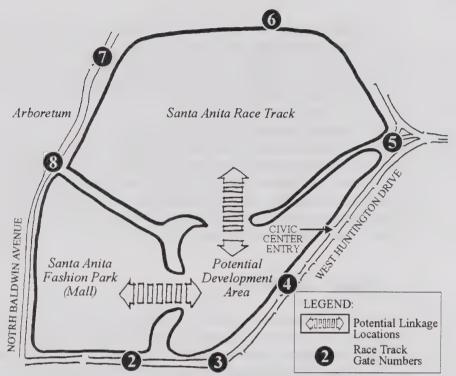


Figure 2-6. Area Linkage

forced to use the external public roadway system as the only means of access between them.

The General Plan recognizes that, by encouraging development within an 85 acre area south of the race track grandstands, a substantial amount of race track parking will be diverted from the track's southerly parking area to its northerly parking area on a daily basis. Because of the proximity of residential neighborhoods north of the race track, race track-related traffic increases onto Colorado Place need to be limited. Thus, access to the race track parking area needs to continue to be provided from Huntington Drive and Baldwin Avenue. At the same time, it is important that the internal circulation system south of the race track efficiently move traffic from parking entries along Baldwin Avenue and Huntington Drive through or around new commercial development into race track parking areas, and that traffic queuing up to enter race track parking areas not block entries into the commercial area parking or uses. It is also important that an efficient system of pedestrian access routes connecting mall and commercial parking and uses be provided, and that safe crossings of vehicular access routes are provided.

All requisite parking for new commercial uses must be accommodated on site. The net effect of the physical arrangement of commercial, race track, and mall parking, along with the pricing structure for commercial and race track parking, must not exacerbate the problem of race track patrons parking off site.



Currently, a number of race track patrons use public transit. This mode of transportation needs to be preserved and enhanced through the provision of safe and adequate staging areas for buses as determined by the Foothill Transit District and the Metropolitan Transportation Authority, and through the provision of safe and convenient pedestrian access from these staging areas to the race track and commercial uses.

### Public Safety

An important objective and benefit of new commercial development is municipal revenue generation. However, there are often significant public safety demands and costs associated with these types of projects. Large commercial venues have the potential to generate large numbers of people within a relatively small area. While this may be an objective of the new commercial development, the maintenance of a high level of public safety within the commercial area and surrounding lands is imperative. New commercial development south of the race track grand-stands will be required to maintain an adequate level of security and fire protection as determined by the City of Arcadia Police and Fire departments.

### Phasing and Intensity

The commercially designated portion of the race track's southerly parking lot is large (85 acres) and potentially able to accommodate significant new development. It is thus likely that new development will occur in a number of increments. Individual development increments need to yield a cohesive, viable mix of uses, and should not be predicated upon the construction of a subsequent increment. Thus, with the completion of any individual development increment, the whole of the commercial area needs to appear to be "complete." Simultaneously, each development increment needs to represent a rational step that provides linkages to previous commercial development within the race track, as well as to subsequent development increments, the mall, and to the race track itself. In addition, this guideline will minimize visual impacts on the public roadways.

In order to ensure that new commercial development is respectful of Arcadia's existing community character, and is compatible with the community's well preserved, peaceful, and safe residential neighborhoods, new commercial uses south of the race track grandstands are to be concentrated away from existing residential uses along Huntington Drive, although small freestanding pads may be located along the Huntington Drive frontage. As development approaches exterior portions of the site nearest to existing residential uses, the intensity of new commercial uses needs to be significantly reduced.



#### Downtown Residential District

### **Existing Community Context**

Located just south of the City's downtown, this area contains a mix of residential densities which are in a state of transition from single family and low intensity multiple family buildings to higher density apartment and condominium projects. Currently, a number of single family and low density structures are interspersed between higher intensity multi-family developments. Downtown redevelopment studies have concluded that an increase in density near the downtown would be beneficial to both residential and commercial uses in the area. Thus, this area provides the City with its greatest opportunity for meeting housing element objectives for the provision of housing for all economic segments of the community.

#### Proposed Residential Uses

To realize this opportunity, the General Plan establishes two new maximum residential density levels: 12 dwelling units per acre (du/ac) and 24 du/ac, replacing the previous 7+ du/ac land use designation, and reflecting existing zoning patterns and development trends. The General Plan also allows for mixed use, commercial/multiple family development along First Avenue south of California Street. Thus, the General Plan is intended to (1) assist in the orderly completion of the area's existing transition from single to multiple family development, (2) support downtown redevelopment efforts, and (3) provide additional opportunities for the development of affordable housing to meet the City's fair share housing allocation as determined by the State Department of Housing and Community Development.

#### Urban Design

Development within this area is intended to establish an "in-town" residential neighborhood within walking distance to local services along First Avenue and the City's downtown core along Huntington Drive. It is anticipated that all development within this study area would reflect a close design relationship between commercial uses and the surrounding residential neighborhoods.

### Mixed Use Area along Santa Clara Avenue and Huntington Drive

#### **Existing Community Context**

This area includes a number of underutilized or vacant industrial parcels in which interest had been shown for commercial or mixed use projects in keeping with other commercial land uses in the area. Many of the parcels are of odd configura-



tions and lot sizes. Some parcels may need to be combined in order to achieve a logical development pattern or improve access.

### Proposed Commercial and Mixed Uses

Uses proposed within this alternative reflect the commercial, hotel, and restaurant development that has already occurred in the area. Parcels located between Huntington Drive and Santa Clara Street from the Metrolink rail line to the eastern city limits, as well as lands north of Santa Clara Street and east of Second Avenue have been designated as Mixed Use Commercial/Multiple Family Residential. This designation provides a density incentive for the development of senior citizen housing or other affordable housing along with commercial development in the area.

### Urban Design

It is anticipated that development within this study area will be developed to complement existing hotel and large scale retail development with mid-size office, service, and retail uses, as well as residential uses in creating a mixed use setting. Parcels within the mixed-use designation will be targeted for the development of a commercial/senior housing project.

#### Industrial Areas along Lower Azusa Road

### **Existing Community Context**

The southernmost portion of the City of Arcadia has long been designated for industrial use. Existing development reflects this designation. Future development is anticipated to occur on three properties in this area. The first property is located on the north side of Clark Street, and is part of an operating sand and gravel quarrying operation to the north in the City of Irwindale. Although there is no active excavation of materials from the Arcadia portion of this quarry, the General Plan provides for the reactivation of mineral extraction subject to City ordinance requirements. If this site was to be reclaimed and made available for subsequent development, light industrial uses, compatible with industrial uses to the south would be appropriate.

Along Lower Azusa Road are two currently vacant parcels. The parcel to the north is the site of a former sand and gravel quarry. The remaining 85 acre quarry pit is between 150 and 165 feet deep, and is filled with approximately 40 feet of water. The filling of the quarry pit has been proposed, which would permit subsequent use of the site.



### Proposed Industrial Uses

It is the intent of the General Plan that, should reclamation of this site occur, it will be developed with light industrial uses, providing a transition from quarrying uses to the north and residential neighborhoods to the west. Along the south side of Lower Azusa Road in the southernmost portion of the City is a vacant parcel intended for light industrial use that is to be designed and operated so as to be compatible with adjacent residential neighborhoods.

### Urban Design

Access to both of these parcels shall be from Lower Azusa Road; no direct access to existing residential streets is to be permitted. A transition from the adjacent residential uses will be achieved utilizing visual and physical buffers. New industrial development will be required to integrate a system of building setbacks and land-scaped berms located in such a manner as to visually shield the adjacent industrial development from the residential neighborhood to the north and west. In addition, future industrial development within this area will be required to meet all applicable General Plan policies and performance standards.

#### Downtown Revitalization

Typical of many downtown areas in the San Gabriel Valley, the focus of Arcadia's downtown as the primary area of business activity has declined over the past 30 years. Competition with newer commercial and office development both in Arcadia and surrounding cities have led to a marginal commercial tenant mix within Arcadia's downtown historic core. In an effort to revitalize the downtown area, and reestablish the area as the City's historic business core, the City has adopted a downtown revitalization strategy entitled "Downtown 2000" (Figure 2-7). The Downtown 2000" (Figure 2-7).

# Key Components to the Downtown 2000 Program

Streetscape and Public Facilities Improvement Program

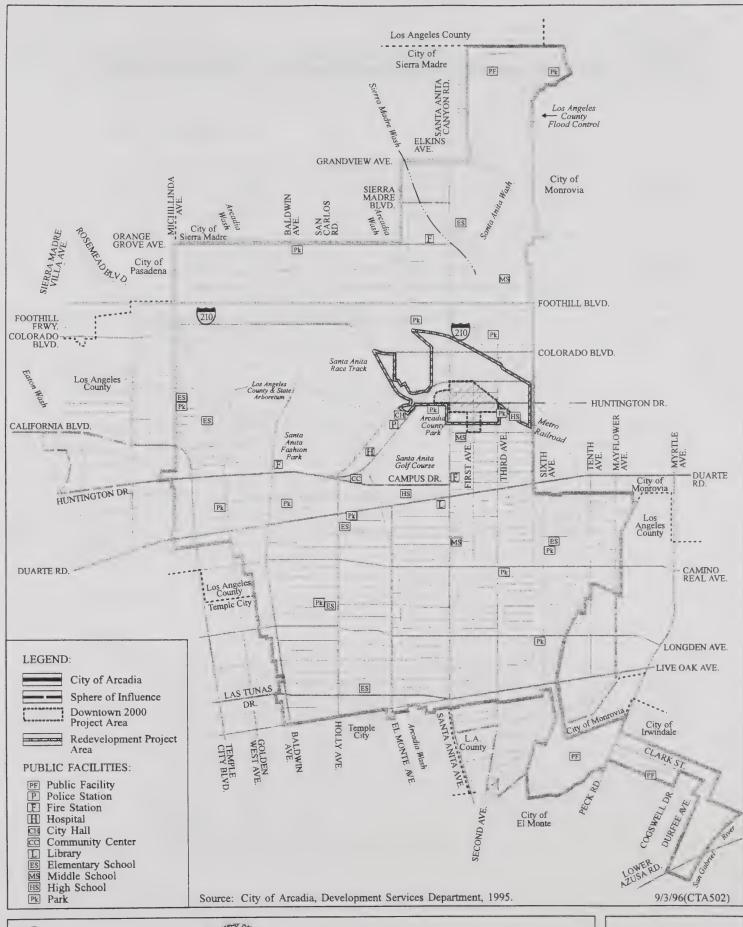
Commercial Facade Rehabilitation Program

Business Incentive/Attraction Program

Downtown Marketing, Directional Signage, Technical Assistance, and Special Events Promotion Programs

Parking Improvement Program

town 2000 Program outlines a series of related actions that will result in the revitalization of the historic downtown district.

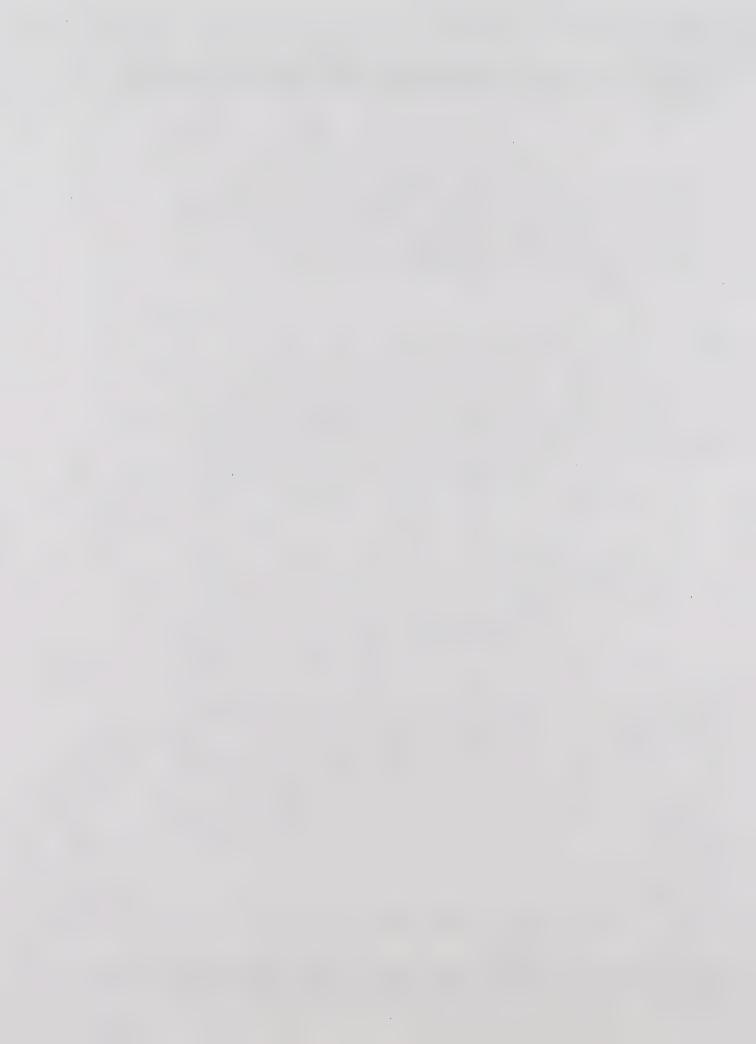






Redevelopment and Downtown 2000 Project Area

Figure 2-7





### Hillside Management

Arcadia's approach to hillside management is to require preservation of the natural character of hillside areas. However, as a means of balancing the desire and need for preserving hillside areas with a recognition of the desirability of hillside living, the General Plan requires that densities within vacant hillside areas be low. In addition, the General Plan defines those areas that, because of their environmental significance, require protection, and also provides that, where development does occur, grading be limited, and that landform grading techniques be employed. Thus, the basic development intensities of the land use map and corresponding performance standards contained in the Development Review Program aim at optimizing the balance between preservation and development of remaining hillside areas.

### Monitoring the Intensity and Design of Land Use

The Development Review Program provides a General Plan consistency review checklist for individual development project review. It is included in Chapter 6.0, Implementation and Monitoring.

As part of the General Plan, a Development Review Program has been established to enhance the development review process. The performance standards included in this program ensure that new development is compatible in intensity, building scale, and architectural design with the community's character, and that adequate municipal services and facilities will be available. Thus, in reviewing new development and intensification of existing development, issues of parcel size, location of the structure on the lot, building massing, building setbacks, and site lines will be considered.

#### **OPEN SPACE**

#### Issues

Although the City of Arcadia has approached build out, and little vacant land remains, significant open spaces have been preserved. These include Wilderness Park, Los Angeles County Arboretum, Arcadia County Park, Santa Anita Golf Course, Par-3 Golf Course, Peck Road Spreading Basin, and 197 acres of land for water conservation purposes below the Santa Anita Dam. In addition, 158 acres of natural hillside remain adjacent to the Angeles National Forest, which borders Arcadia to the north. Substantial lands in the southernmost portion of Arcadia have been devoted to the managed production of resources (sand and gravel excavation). Finally, the City maintains a system of local parks throughout the City (see Table 3-C and Figure 3-3). It is anticipated that a portion of the remaining hillside area will be developed at very low densities, and that the former quarry areas will eventually be reclaimed and devoted to industrial uses.



### General Plan Approach

The preservation of remaining natural open space lands within the Arcadia study area is, along with protection of significant environmental and viewshed features, important to the City's character. The remaining open space in the General Plan study area is one of the key components of the City's character. Arcadia's approach to the management of its open space resources is based on how each open space type functions in the City.

### Open Space for the Protection of Significant Environmental Resources

The General Plan study area includes several areas that have been identified as biologically sensitive (see Figure 4-1 in the Environmental Resources chapter). Protection of these areas will occur through requirements for site-specific biological studies, and the application of site-specific mitigation that may include on-site preservation and/or the provision of buffer areas. The Arcadia General Plan includes a "no-net-loss" concept of habitat value for environmental conservation that may require the replacement of disrupted sensitive areas.

### Open Space for the Protection of Public Health and Safety

Open space lands for public health and safety encompass lands whose active use would create significant hazards. Within the Arcadia General Plan study area, the following open space lands have been established for public health and safety:

- Steep natural hillsides
- Natural canyons and watershed areas
- Flood control channels and facilities.

Land uses in the areas described above are restricted to the particular public safety purpose for which they were designed. Potential alternative uses would need to demonstrate an extreme need over and above the public safety function.

Despite the best efforts of engineering geologists, soil engineers, and civil engineers, man-made slopes within the northern portion of the General Plan study area could, if not properly maintained, be subject to failure. Thus, specific criteria were formulated and included in the General Plan to provide a margin of safety and protection against slope failure (see Chapter 5.0 - Environmental Hazards).

### Open Space of the Managed Production of Resources

Open space for the managed production of resources typically include areas reserved for mineral extraction, timber harvesting, or agricultural production. With the cessation of operations at the Rodeffer Quarry, the Livingston-Graham quarry is



the only remaining mineral extraction resource within the City. Policies for the management of this resource are included in the Mineral Resources portion of the Environmental Resources chapter. No timber or agricultural resources currently exist within the City.

### Open Space for Public Recreation

The General Plan Approach and specific strategies for park and recreational needs is included in the Municipal Facilities and Services chapter.

Lands for public recreation are an important part of Arcadia's open space inventory. Such lands include developed City park land, County park and golf course facilities, as well as joint-use school/park facilities. An inventory of such facilities is included in Chapter 3.0 - Municipal Facilities and Services. The City of Arcadia will continue to provide an array of recreational opportunities to all residents within the community by providing a variety of park sites and programs designed to meet the needs of all residents.

#### HOUSING

#### Issues

### State Requirements for the Provision of Affordable Housing

A detailed evaluation of community housing needs is presented pursuant to Government Code Sections 65880-65889 in Appendix A, Population and Housing Assessment.

The means by which families and individuals of all economic situations are adequately housed within the context of rising costs and increasing competition for available physical and financial resources has become, in recent years, a significant public concern.

In response to this concern, the State of California amended the Government Code in 1980 to require each local community to include in the Housing Element of its General Plan a specific analysis of its housing needs and a realistic set of programs designed to meet those needs. The requirements of the law are prefaced by several statements of State policy, among which are the following:

- "... The availability of bousing is of vital State-wide importance, and the early attainment of decent bousing and a suitable living environment for every California family is a priority of the bighest order." (Section 65580, State of California Government Code.)
- "... Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community." (Ibid.)
- "... The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local



governments and the State in addressing regional housing needs." (Ibid.)

The law requires each locality to:

- identify and analyze the current and projected housing needs of all economic segments of the community;
- evaluate current and potential constraints to meeting those needs, due both to marketplace and government operations;
- assess the availability of land suitable for residential use and opportunities for energy conservation in residential development; and
- set forth goals, objectives, policies, and programs that are responsive to the identified housing needs, governmental and non-governmental constraints, and identified housing opportunities.

The law recognizes that housing needs may far exceed available resources. This is most critical in this day of uncertain public fiscal resources and a changing private sector investment climate. As a result, quantified objectives need not be identical to the identified existing housing needs.

As of January 1, 1992, the State Department of Housing and Community Development (HCD) also requires that cities analyze units within their jurisdictions that will be discontinuing or are in jeopardy of losing programs that assist in the provision of low income housing. According to HCD, this analysis includes the following topics:

- An inventory of units "at risk" of losing restrictions on their affordability.
- Cost analysis of preserving at-risk units versus replacement.
- Documentation of non-profit agencies capable of acquiring and managing at-risk projects.
- Identification of potential financing resources for housing preservation.
- Number of at-risk projects/units to be preserved.
- Proposed efforts to preserve units at risk of losing affordability restrictions.

### Arcadia's Role in Providing New Housing

The City of Arcadia recognizes its role in the need to provide affordable housing within the San Gabriel Valley region. The City of Arcadia, however, has little oppor-



Projected New Housing

Needs for the 1989-1998

Housing Element Period

Income Category

(0-50% of County

median income)

(50%-80%)

Moderate

(80-120%)

Above Moderate (over

Very Low

Low

New Construction

Needs (Units)

109

*137* 

124

436

tunity to expand the available housing stock to accommodate new affordable housing projects due to a lack of vacant land. This situation is complicated by the fact that, although requirements for local affordable housing have remained the same. State and federal funding that assist the development of affordable housing developments has decreased or disappeared altogether making it difficult for cities to both comply with State housing mandates and provide fiscally responsible management of City funds. In light of these issues, the City of Arcadia's approach to providing opportunities

•	integrate, to the extent feasi-
	ble, new affordable projects
	that serve to meet the City's
	housing goals without sacrifi

cing the character of the community;

is affordable to all economic seg-	120%)	200
ments of the community includes a combination of local and regional	Total Units	<u>806</u> 1
actions that:	<sup>I</sup> Includes share of the regional hos demolition of approximately 148 a increase of 432 dwelling units.	using needs and assumes dwelling units for a net
• integrate, to the extent feasi-	increase of 432 dwelling units.	
ble, new affordable projects	Source: LSA Associates, Inc. 199	96.
that serve to meet the City's		

- represent fiscally prudent and responsible methods that can demonstrate a beneficial outcome; and
- include provisions that address the physical limitations, availability of land, topography, safety, and environmental impacts found in Arcadia.

#### Provision of Adequate Sites for Housing

Due to the fact that there is little vacant land remaining in the City, Arcadia's approach to the provision of adequate sites for housing will not simply rely on the development of vacant land, but will strive to find other opportunities in the General Plan to provide additional affordable sites. Thus, the City has included opportunities in the General Plan for the development of existing underutilized residential land uses currently undergoing transitions to higher densities, as well as an integration of mixed use developments in and around the City's downtown and existing commercial areas. The City intends to use these methods to increase the potential for affordable residential projects.



The City of Arcadia currently utilizes four programs to assist in the provision of quality housing to lower income residents. These include the Section 8 rental payment assistance program, operated by the Los Angeles County Housing Authority; a Community Development Block Grant (CDBG) program that underwrites housing rehabilitation; the State mandated "Set Aside" fund administered by the Arcadia Redevelopment Agency; and a density bonus program that was adopted by the City pursuant to State law. The Section 8 and CDBG programs have been successfully serving Arcadia residents for a number of years. However, due to other project and program obligations, the Redevelopment Agency has been unable, in the past, to provide housing funds, and has annually made findings to defer its obligation to meet the State's 20 percent set aside mandate. The density bonus program offers density bonuses and other incentives to developers willing to

Income Category	New Const.	Re- hab.	Con- serv.
Very Low Income (0-50%)	16	10	1201
Low Income (50-80%)	13	6	5
Moderate Income (80- 120%)	16	3	0
Upper Income (over 120%)	38	2	0
Total	83	21	125
median i <sup>1</sup> Includes Naomi G		n 8 Units.	ounty

commit a portion of their residential development to being affordable to lower income households.

In the 1996-1997 fiscal year, the Arcadia Redevelopment Agency will make its first housing set-aside payment. As a result of this payment, it is the City's intent to support overall coordination of existing programs and development of housing programs designed to meet the City's housing objectives (see box on the previous page). Key to this approach will be the development of local housing programs focusing on the following areas of need.

#### Assisted Housing

The City will strive to retain the number of assisted housing units that are currently located in the City in an effort to maintain existing affordable housing opportunities, along with expanding housing opportunities in the City.

#### Maintenance of Existing Sound Housing

Because of the generally high values of homes within the City, Arcadia has not experienced a significant problem with the maintenance of existing housing. As housing stock in the City continues to age, however, property maintenance issues



could come into play. The City will work to prevent housing deterioration by encouraging homeowners to maintain a high standard of property maintenance.

#### Housing for Special Needs Groups

The City of Arcadia will take steps to promote programs to ensure an adequate supply of housing that meets the needs of various "special needs" groups (e.g., handicapped, elderly, large families, and the homeless). These include expedited processing and use of available State and federal housing programs.

#### Prevention of Housing Discrimination

The City of Arcadia will promote fair housing practices through cooperation with, and referrals to, fair housing enforcement organizations.

#### REGIONAL COORDINATION AND COOPERATION

#### Issues

#### Balancing Internal and External Impacts of Development

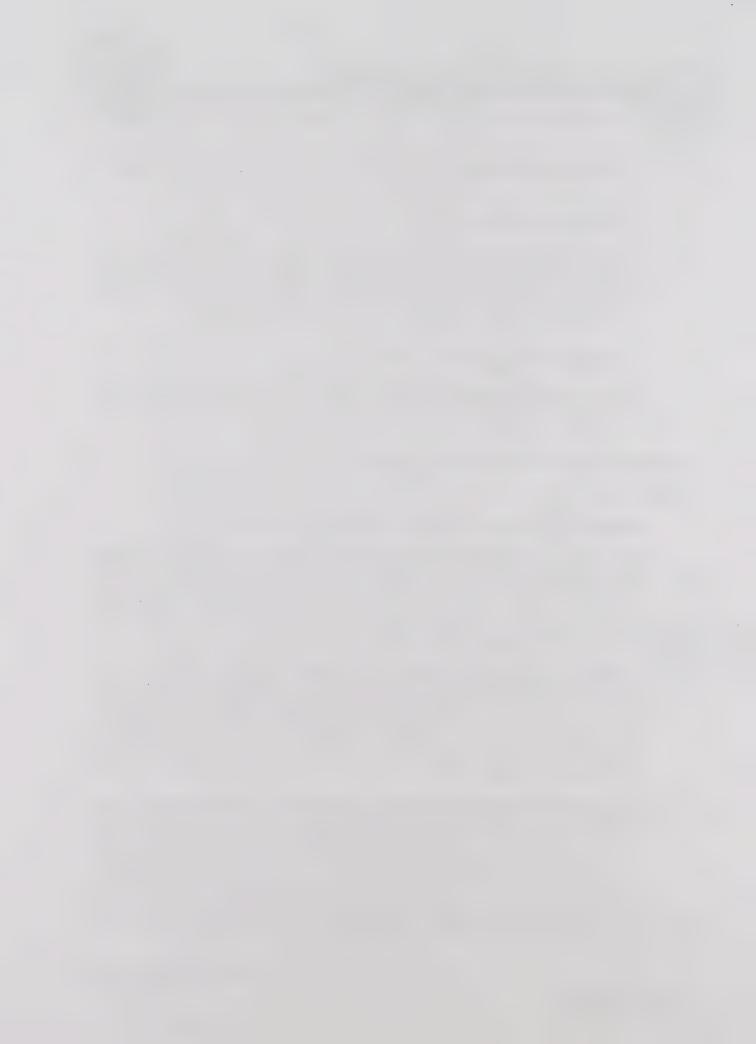
While local control and management of land use within the community are among the primary issues of concern in the community, Arcadia recognizes that the City is not isolated; Arcadia is part of a larger region, and shares the concerns of that region. The effects of regional problems in other communities surrounding Arcadia are felt in the form of traffic congestion, crime, air pollution, and a concern for the adequacy of long-term water supplies.

Although regional problems require regional solutions, in pursuing these regional solutions and fulfilling its responsibilities to the larger regional community, the City will insist that *local* interests be protected and that regional planning programs not ignore local conditions. It is Arcadia's vision that individual communities and neighborhoods need not abandon their local social values in pursuit of a "greater" regional good, and that no one group should have to accept the brunt of the impacts of a regional solution.

This principle of balancing local interests with regional needs applies to the development review process. It is not appropriate for a jurisdiction, in approving a development project, to internalize the benefits of development, and externalize the related impacts. The regional principle that focuses on an equitable allocation of development benefits and impacts between jurisdictions further applies to individual neighborhoods within Arcadia. A guiding tenet of the General Plan is that both the benefits and impacts of management decisions related to land use, environmental regulation, and traffic flow need to balance citywide needs of indi-

he City will insist that cal interests be protected in the tegional planning perams not ignore local additions.

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- Working with residents to ensure that they understand the benefits and implications of annexation and to assist in determining whether interest in annexation exists.
- Considering annexation proposals made by area residents and landowners rather than initiating annexation procedures.
- Annexing lands only when the timing and circumstances are appropriate, including municipal fiscal impacts and effects on the City's ongoing operations.

Since the long-term interest of Arcadia, surrounding cities, and the County of Los Angeles are not always the same in regard to development with the City's adopted spheres of influence, cooperative efforts with other municipal entities cannot be relied upon as the sole means of coordination between the City and unincorporated land use management.

#### **GENERAL PLAN STRATEGIES**

#### LAND USE AND COMMUNITY IDENTITY

#### Establishing a Community Concept

CD-1 Ensure that new, infill, and redevelopment projects support and are consistent with the City's future land use vision as outlined in the General Plan approach and Community Concept.

#### **Defining Future Land Uses**

- CD-2 Establish an inventory of land uses that provides diverse economic, social, and cultural opportunities and that reinforces the characteristics that make Arcadia a desirable place to live.
- CD-3 Create physical places for the residents of Arcadia to interact and exchange ideas, and promote the development of a municipal auditorium or performing arts center.

#### CD-4 Promote a balance between:

- protecting existing residential neighborhoods;
- meeting the need for new housing for all economic segments of the community;
- providing a wide array of recreational opportunities; and



- the expansion of commercial, office, and industrial uses designed to meet the retail and service needs of Arcadia citizens, contribute to a sound local economic base; and provide local employment opportunities.
- CD-5 Protect the character of existing residential neighborhoods.
- CD-6 Maintain adequate land inventory for educational, community, recreational, and public service needs of Arcadia.

#### Land Use Transitions

CD-7 Ensure that new development within areas designated as transitional land use areas are compatible with the concepts identified in the General Plan Land Use Element.

#### Downtown Revitalization

- CD-8 Restore the historic center of Downtown Arcadia as the social and symbolic "Heart of the City."
- CD-9 Enhance the overall identity of the City by eliminating physical and business deterioration within the downtown area.
- CD-10 Reverse the forces of disinvestment operating in the downtown business district by establishing an economic base in the downtown that promotes renewed and continued reinvestment in buildings and sites in the district.
- CD-11 Establish Huntington Drive as the central east-west corridor in the City linking the downtown core, the Civic Center, major medical services, Santa Anita Race Track, Arcadia County Park, the Arboretum, and Santa Anita Fashion Park mall.
- CD-12 Establish First Avenue as the central north-south commercial corridor in the downtown area to enhance the business environment in this corridor by creating a pedestrian oriented environment that will encourage increased economic activity.
- CD-13 Implement the City's long term vision for enhanced quality of life by embracing policies and programs that support an aesthetically refined business-oriented environment.



#### Vitality of the City's Other Commercial Areas

- CD-14 Work with businesses, business organizations, and landowners within commercial districts outside of the downtown to facilitate revitalization of these areas and ensure ongoing high levels of property maintenance.
- CD-15 Encourage the establishment of new businesses within Arcadia which produce retail sales taxes and other sources of municipal revenue in excess of costs when such businesses can be accommodated in a manner consistent with the neighborhood protection, public services, and other provisions of this Plan.
- CD-16 Promote programs for the expansion and retention of existing businesses within the City.
- CD-16a Promote the commercial reuse of key vacant commercial properties within the City through a program of active solicititation of prospective users, particularly in those retail sectors for which the City is underserved and currently experiencing leakage of sales tax dollars, and through the provision of appropriate development incentives.

#### Santa Anita Park Race Track

- CD-16b Promote the continued economic viability of the Santa Anita Park race track by providing opportunities for compatible commercial uses which can serve to increase patronage.
- CD-16c Recognize that the Santa Anita Park race track and live horse racing are historically and commercially important to the community, and that the race track facility is a significant community feature that is worthy of preservation.

#### Hillside Management

- CD-17 Maintain the visual character of hillsides, recognizing both the importance of the exposure of hillside development to off-site public views and the importance of providing panoramic views from hillsides.
- CD-18 Minimize the alteration of existing landforms and maintain the natural topographic characteristics of hillside areas, allowing only the minimal disruption.
- CD-19 Protect the natural character of hillside areas by means of contour grading to blend graded slopes and terraces with the natural topography.



CD-20 Avoid mass graded pads within hillside areas. Smaller steps or grade changes should be used over single large slope banks to the greatest extent feasible.

#### Monitoring the Intensity and Design of Land Use

- CD-21 Require that the density or intensity, as well as design of new developments be compatible with adjacent neighborhoods and land uses.
- CD-22 Require that effective buffer areas be created between uses that have significantly different densities or intensities or that have operating characteristics which could create nuisances along a common boundary; ensure that individual site designs and operations avoid the creation of nuisances and hazards for either use.

#### HOUSING

#### Arcadia's Role in the Provision of Housing

CD-23 Facilitate the provision of housing programs to meet the needs for new housing, housing rehabilitation, and housing conservation for all economic segments of the community through a cohesive set of active programs.

#### Provision of Adequate Sites for Housing

- CD-24 Provide adequate sites to meet Arcadia's share of regional housing needs by accommodating 580 new dwelling units from 1996 through 2003, including an adequate number of housing types that are affordable to very low, low, moderate, and above moderate income households as described in the Annualized Housing Objectives, by implementing the following strategies:
  - A. Ensure that the General Plan and City ordinances facilitate development of a mix of housing types, including single family detached, single family attached, and multiple family housing within a variety of price ranges.
  - B. Promote infill housing opportunities within areas presently exhibiting a mix of single family and multiple family development.
  - C. Promote efforts to remove governmental constraints to the provision of affordable housing to the extent that can reasonably be done while protecting the area's natural environment and the public's health, safety, and welfare.



- D. Monitor the effectiveness of housing programs and the City's progress toward meeting the objectives of the Housing Program, revising programs as necessary to meet City housing objectives.
- CD-25 Retain at no less than present levels the number of assisted housing units of all types, and expand affordable housing opportunities for very low, low, and moderate income households by regulating the conversion of existing rental apartment housing to condominium or cooperative housing to prevent a decline in the supply of rental housing. Place particular emphasis on minimizing hardships created by the displacement of very low, low, and moderate income households.
- CD-26 Prevent the physical deterioration of existing sound housing within the City of Arcadia by improving the livability of existing residential neighborhoods, encourage continued maintenance of currently sound housing, and prevent deterioration through local information and assistance programs and by ensuring that an adequate level of public facilities is available.

#### Housing for Special Needs Groups

CD-27 Promote housing for the elderly, disabled, large families, homeless, and other special needs groups.

#### Prevention of Housing Discrimination

CD-28 Prevent discrimination in housing based on race, ethnicity, national origin, age, religion, sex, and family status (children) in accordance with national and State fair housing laws by referring housing discrimination complaints to appropriate fair housing agencies for action. Following referrals, follow up on the case to ensure that an appropriate investigation and action were undertaken.

#### **OPEN SPACE**

- CD-29 Preserve the integrity and viability of existing open space areas.
- CD-30 Maintain a system of recreational areas that provide a variety of recreational opportunities, and which link and integrate other conservation and open space areas into the land use fabric of the City.
- CD-31 Maximize the retention of natural open spaces within future hillside development through clustering of development and implementation of General Plan hillside and biotic resource provisions.



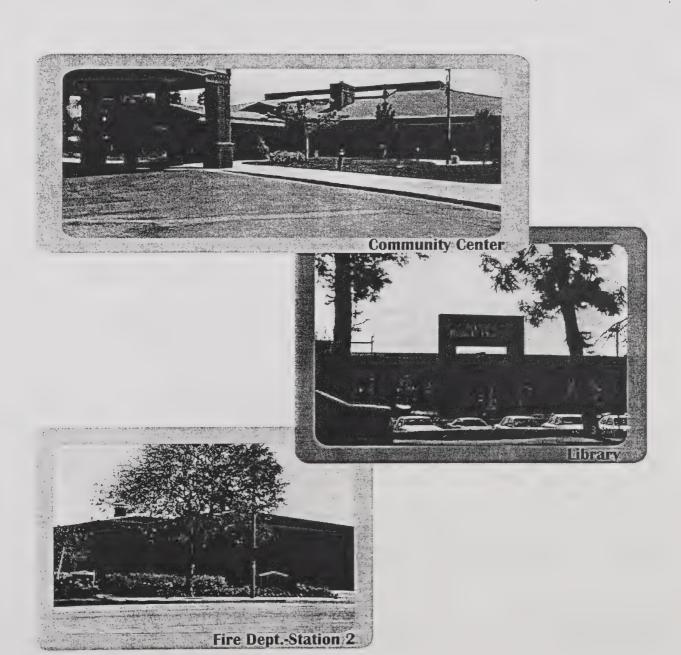
#### REGIONAL COORDINATION AND COOPERATION

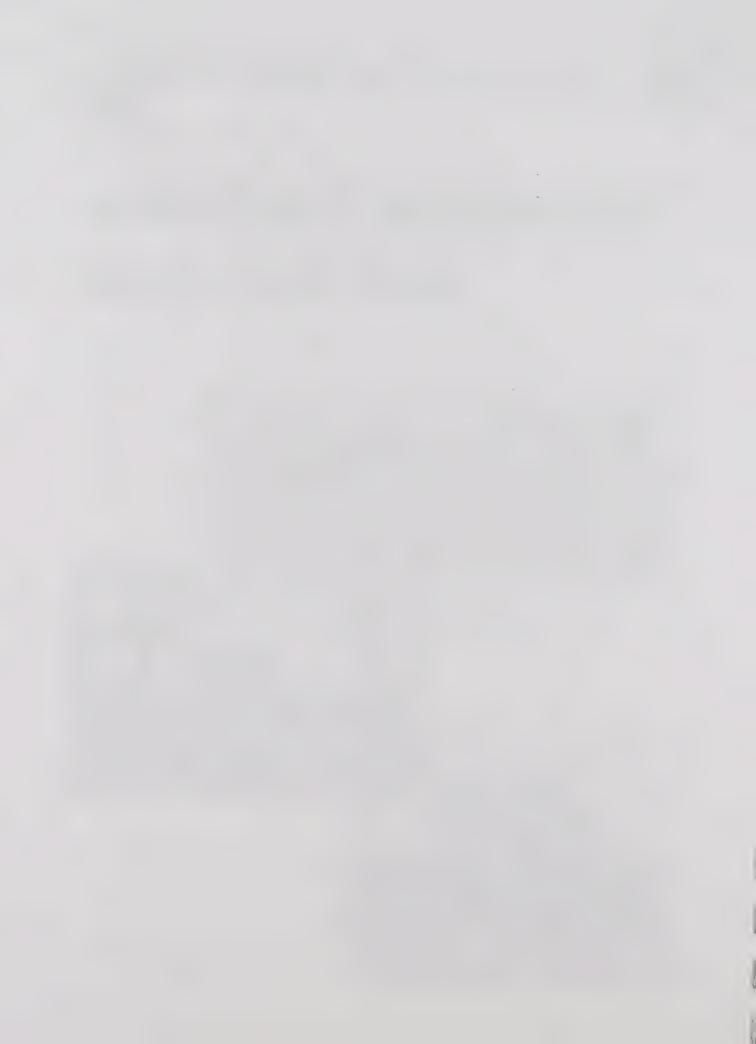
- CD-32 Establish a sound basis for the City of Arcadia to work with Los Angeles County, Caltrans, Metropolitan Transportation Authority, South Coast Air Quality Management District, and other public agencies to ensure that actions taken by these agencies do not adversely affect Arcadia's quality of life or is inconsistent with policies contained in the General Plan.
- CD-33 Identify opportunities for joint programs to further common interests in a cost efficient manner.
- CD-34 Assist agencies providing services within the City of Arcadia, as well as agencies involved in land use, transportation, and the provision of public services and facilities within unincorporated areas outside of the City to understand the importance of the physical components of Arcadia's character, as well as the potential impacts of their actions on Arcadia.
- CD-35 Work with agencies providing services within the City of Arcadia, as well as agencies involved in land use, transportation, education, and the provision of public services and facilities within adjacent cities and unincorporated areas to resolve differences in the interests and concerns that might exist between them and the City of Arcadia.
- CD-36 Develop a system of inter-jurisdictional communications and development review that respects the values of adjacent municipalities and that equitably distributes both the benefits and impacts associated with a proposed project.
- CD-37 Establish and maintain a local data base for use in local, county, and regional planning efforts. Through monitoring of regional planning activities, ensure that information is used appropriately.

#### City Boundaries

CD-38 Prior to any annexation action, provide a General Plan consistency analysis which details the proposed annexation's relationship with the policies contained in the Community Development chapter.









#### INTRODUCTION

Currently, Arcadia residents enjoy a high level of municipal services and facilities. In particular, residents cite excellent schools, parks, and police and fire protection services as primary reasons for moving into and staying in Arcadia. The Municipal Facilities and Services Chapter is intended to ensure the provision of adequate infrastructure to support existing and future land uses, This chapter is also intended to ensure that municipal services and facilities support rather than lead the determination of appropriate land uses in the community.

#### Municipal Facilities and Services Issues

Circulation and Transportation addresses issues of mobility -- the ability for residents to move throughout the community using both private and public means of transportation.

Infrastructure addresses the provision of water, sewer, and drainage facilities to support existing and future land uses.

Public Safety Services addresses police protection and crime prevention, fire suppression and prevention, as well as response to major disasters.

Parks and Recreation addresses the provision of recreational facilities and public open space.

Educational Facilities describes the planned provision of library facilities and services as well as the manner in which the City will interact with area school districts in relation to the provision of adequate school facilities.

General City Services and Facilities addresses the provision of adequate facilities that will be adequate to general civic activities.

#### **LEGAL AUTHORITY**

The Municipal Services and Facilities chapter contains policies relating to the General Plan's required Circulation Element. Under State Law (Government Code Section 65302[b]) the City is required to include:

"a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan."

In addition, this Chapter addresses topics which State law specifies may, but are not required to, be included in a municipality's General Plan, including infrastructure, parks and recreation, public safety services, educational facilities, and general City services. Table 1-A *Index to the Location of State Mandated General Plan Issues within the Arcadia General Plan*, included within the Introduction section of the General Plan, provides an index reference to State General Plan requirements and indicates the section of the Arcadia General Plan under which each State requirement is fulfilled.



#### GENERAL PLAN APPROACH

#### MUNICIPAL SERVICES AND FACILITIES GOALS

It is the goal of the City of Arcadia to:

- maintain a transportation system that maximizes freedom and safety of
  movement; maintains a balance between mobility and cost efficiency of
  maintenance; and preserves a sense of comfort and well-being throughout
  the community by reducing the intrusiveness of commercial, industrial,
  and regional traffic on neighborhood streets;
- maintain defined performance standards for existing and future development, realize cost efficiencies, and achieve an equitable sharing of the cost of municipal services and facilities;
- provide adequate protection to life and property through provision of high quality police and fire protection services;
- maintain a system of emergency services and disaster response preparedness that will save lives, protect property, and facilitate recovery with a minimum of social disruption following minor emergencies, as well as after major catastrophic events;
- provide a system of active and passive parks and open spaces of sufficient size and in appropriate locations to serve the needs of residents of all ages;
- promote the provision of adequate school facilities wherein a quality education can be provided to Arcadia residents;
- provide adequate City administrative, community, and social service facilities to carry out the mission of the City of Arcadia; and
- maintain a reliable system of water, sewer, and storm drain lines to meet the needs of the community.

#### CIRCULATION AND TRANSPORTATION

#### *Issues*

Arcadia has a fully developed roadway network, consisting of the Foothill Freeway (I-210), regional roadways, and local streets. This existing system is capable of serving both current and future planned development at an adequate level of service on typical weekdays and weekends (Figure 3-1).

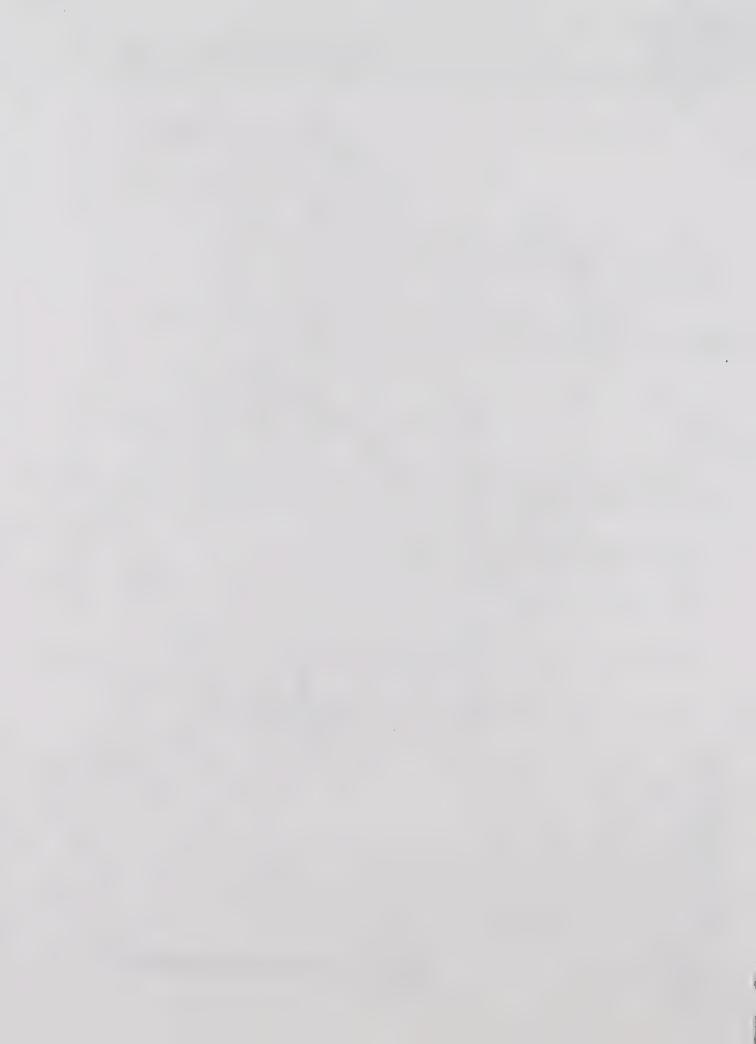






Circulation System

Figure 3-1





During racing season, manual control of intersections by City Police is used on weekends to increase the effective carrying capacity of area roadways, allowing race track traffic to both enter and leave the race track in the most efficient manner possible. Although the amount of race track traffic has decreased due to declining patronage over the past 10 years, even with manual traffic control, nuisance problems remain as race track-related traffic runs adjacent to neighborhoods north of Santa Anita Park, and along Holly Avenue through residential neighborhoods to the south of the race track. Residents along the primary routes to and from the race track experience reduced mobility during the peak hours when patrons enter and leave the race track. Although race track parking rates are nominal, a number of patrons choose to park outside the race track and walk into the facility, impacting some residential neighborhoods, the County Arboretum, and County Park.

The proximity of the Santa Anita Fashion Park mall to the race track requires that mall and race track traffic to use the same access roads. Congestion occurs when special promotional events occurring at the race track coincide with peak shopping days. In particular, congestion problems occur on December 26, which is one of the year's primary shopping days, as well as opening day at Santa Anita Park. While the traffic problems associated with the race track and mall are currently more of a nuisance rather than roadway capacity issue, the addition of traffic from new development in the future, could, unless carefully managed, create substantial congestion on Arcadia streets.

As regional traffic increases along the 210 freeway, some motorists try to avoid freeway congestion by traveling on local streets. This diversion of traffic from the freeway onto the local roadway system is not currently a significant problem in Arcadia, but could become one if the regional freeway system and regional commuter rail systems cannot keep up with increasing demands.

#### Establish and Maintain a Level of Service Standard

In order to measure the efficient operation of the City's circulation system and gauge the desired level of mobility, the concept of "level of service" must be used. Level of service is often used by traffic engineers to measure the operation of a circulation system within a given pattern of streets. The relationship between capacity of a given street and the amount of traffic each street actually carries is generally expressed in terms of levels of service (LOS). These levels recognize that, while an absolute limit exists as to the amount of traffic traveling along a street or through a given intersection (absolute capacity), the conditions that motorists experience rapidly deteriorate as traffic approaches that absolute. In addition, it is recognized that there is a degree of instability in traffic flow, which means that relatively small incidents (e.g., a momentary engine stall) can cause considerable fluctuations in speeds and delays. A complete description of the meaning of level of service can be found in the *Highway Capacity Manual* (Highway Research Board Special Report 87). The manual establishes levels of service "A" through "F" (see Table 3-A).



#### Table 3-A - Level of Service Descriptions

Descriptions of Traffic Conditions

	Descriptions of Ira	of Traffic Conditions			
Service Level Category	Signalized Intersections (Average Length of Wait) <sup>1</sup>	Arterials (Average Speed) <sup>2</sup>			
Free Flowing (LOS A)	Most vehicles do not have to stop. On the average, each driver waits less than 5 seconds to get through intersection.	Vehicles can maneuver unimpeded and without restrictions on speed caused by other cars and delays at intersections.			
Minimal Delays (LOS B)	Some vehicles have to stop, although waits are not bothersome. Average wait at intersections is 5 to 15 seconds.	Drivers may feel somewhat restricted within traffic stream and slightly delayed at intersections. Average speed is about 70 percent of free flow.			
Moderate Delays (LOS C)	Many vehicles have to stop because of steady traffic flow. Still, many pass through without stopping. On the average, vehicles have to wait 15 to 25 seconds to get through intersection.	Traffic still stable, but drivers may feel restricted in their ability to change lanes. They may begin to feel the tension of traffic. Delays at intersections contribute to lower average speeds about 50 percent of free flow.			
Significant Delays (LOS D)	Many vehicles have to stop, and are aware of heavier traffic. Cars may have to wait through more than one red light. Queues begin to form, often on more than one approach. On the average, vehicle wait is 25 to 40 seconds.	High traffic volumes and delays at intersections reduce average travel speeds to 40 percent of free flow. Drivers are aware of slower pace of traffic.			
Substantial Delays (LOS E)	Cars may have to wait through more than one red light. Long queues form, sometimes on several approaches. Average waits of 40 to 60 seconds.	High traffic volume and many signal- ized intersections with long queues reduce average travel speed to one- third of free flow.			
Excessive Delays (LOS F)	Intersection is "jammed." Many cars have to wait through more than one red light, or more than 60 seconds. Traffic may back up into "up-stream" intersections. Generally caused by obstruction or irregular occurrence (e.g., signal preemption for a train). This condition often viewed as "gridlock."	Travel is "stop and go" one-third or one-fourth of free flow. Usually caused by a "down-stream" obstruction, such as lanes reduced from 3 to 2, a stalled car, or signal preemption for a train.			

<sup>&</sup>quot;Average wait" is a measure of traffic condition at intersections. It is an estimate of the average delay for all vehicles entering the intersection in a defined period of time, for example, the evening peak hour. It is expressed as a range rather than a single value. Some drivers will actually wait more or less time than indicated by the range.

Source: Highway Capacity Manual, Special Report 209, Transportation Research Board, National Research Council, Washington, D.C., 1985, modified for the City of Arcadia.

<sup>&</sup>quot;Average speed" is a measure of traffic conditions on arterials. "Average speed" is based on the total time it takes to travel a certain distance, including the time spent waiting at intersections. It is determined more by traffic volume and conditions at intersections than by the legal speed limit.



#### Compliance with the Los Angeles County Congestion Management Plan

The State of California requires that each County within an urban area of greater than 50,000 population prepare a congestion management program (CMP) in order to share in the gasoline tax revenues generated by the passage of Proposition 111 in 1990. The Los Angeles County Congestion Management Program prepared by the Metropolitan Transportation Authority (MTA) was developed to coordinate transportation, land use, and air quality programs in an effort to manage and decrease traffic congestion in the County. As mandated by the State, the Los Angeles County CMP includes a discussion of the following issues:

- Land use development within the County and its effects on the CMP roadway system
- Description of the CMP roadway network and acceptable levels of service
- Instructions for the preparation of deficiency plans should any roadway fall below the acceptable level of service
- Discussion of the regional transit services, transportation demand management issues and programs
- A seven year capital improvement plan.

The CMP also requires that each jurisdiction adopt and implement a land use analysis program to provide for the assessment of impacts on CMP facilities attributable to land use development proposals. While the General Plan Land Use Element is not, itself, subject to CMP analysis, subsequent specific project proposals may be subject to CMP analysis, pursuant to the requirements of the Los Angeles County CMP and the City's local land use analysis program.

#### **Public Transit**

Local fixed route bus service is provided by both MTA and Foothill Transit. Although no transit stations are located within the General Plan study area, destinations throughout the County can be reached via the bus routes traveling through Arcadia. Service on MTA's line 614, which provided express service to Santa Anita Park, was discontinued in early 1995 due to lack of funds. This line provided service at a charge of \$5.00 each way. Typically, the cost of a local round trip is \$2.70.

Dial-A-Ride service is provided for a nominal fee by Arcadia Transit, a City agency. Service is provided on an on-call basis or appointment basis to residents of the City. Fixed routes are not part of the Dial-A-Ride program. Pickup service is provided to all users, including seniors and the disabled.



An existing railway, which was used by the Santa Fe Railroad traverses the City, although use of this line has been discontinued. MTA owns rights-of-way along this line, but currently has no plan for resuming operations through the study area. MTA plans to extend the Los Angeles to Long Beach Metro Blue Line to Pasadena. The station which will be nearest the study area is to be located in Pasadena at Sierra Madre Villa, adjacent to the 210 Freeway. This station is planned to be the last one opened on this expanded line, and MTA does not expect the station to be operating until the year 2002.

The passenger rail stations located nearest to Arcadia are in El Monte and Baldwin Park. These provide connections to the regional Metrolink system. The City of Arcadia has lobbied the MTA to extend rail service into Arcadia, and has identified a station location at First and Front streets along the MTA-owned rail line east of Santa Anita Avenue; however, the MTA currently has no plans for such an extension of service.

#### General Plan Approach

The General Plan's transportation program emphasizes the following themes:

**Balance**. An efficient transportation system should offer Arcadia residents not only reasonably efficient automobile traffic distribution, but also viable alternatives to automobile travel. The transportation program outlined in the General Plan will increase the balance between various modes of transportation by increasing the desirability of transit, walking, and bicycling.

Coordination Between Land Use, Transportation and Air Quality Programs. The General Plan coordinates land use, transportation, and air quality concepts and strategies. The objectives of the General Plan are designed to improve traffic flow, local air quality, and energy conservation through:

- reducing the number of automobile trips and providing alternatives to automobile use;
- reducing the length of automobile trips by integrating land uses;
- providing an arrangement of land uses which promotes efficient travel patterns; and
- limiting the intensity of future development to that which can be accommodated on a roadway system that has been planned to protect community character.



In response to the anticipated increase in traffic volumes, Arcadia will work to increase the efficiency of existing roadways by:

- improving the relationship of roadways with land uses, including minimizing the number of driveway access points on major streets and providing for off-street connections, where needed, between related land uses;
- promoting Transportation System Management and Transportation Demand Management techniques;
- improving coordination with affected public agencies by establishing systems for the mitigating traffic impacts from projects in other jurisdictions;
   and
- encouraging the use of alternative modes of transportation.

#### Land Use Management

The City of Arcadia will limit the intensity of future development to that which can be accommodated on area roadways through the creation of a mix of land uses that realistically balances the potential for growth in the General Plan study area with neighborhood protection needs, and the desire for improving the performance of the City's roadway system. In addition, the City will, to the extent feasible given its established land use pattern, achieve and maintain an organization of land uses which provides close linkages between places of residence, retail commerce, daily service needs, work, education, and recreation. Proposed development will be required to minimize or avoid through traffic within residential neighborhoods. Finally, the City of Arcadia will implement the provisions of the Los Angeles County Congestion Management Program by requiring development projects to analyze and provide appropriate mitigation for traffic impacts on regional circulation facilities.

#### Vehicular Circulation

Arcadia will ensure mobility within and through the City by maintaining Level of Service D or better along roadways and at intersections<sup>1</sup> and Level of Service C or better on local residential streets. Level of Service D is commonly used by cities throughout the nation, and has been used in project-level review by the City of Arcadia. Establishment of the LOS D standard recognizes that some congestion will occur during peak hours, but that roadways will function at much better levels

The level of service standard for Michillinda Avenue between Colorado and Sunset boulevards is LOS E, in recognition of existing conditions and the impossibility of widening the roadway without significant loss of existing residences along the roadway's frontage.



of service during the balance of the day. Future development proposals will be reviewed by the City to ensure that they are consistent with maintenance of the above level of service standards.

It is the intent of the General Plan that traffic management strategies be implemented by new development in the proposed commercial entertainment land use designation adjacent to Santa Anita Race Track and Santa Anita Fashion Park mall to mitigate potential traffic and parking impacts. If future commercial entertainment development is to be permitted south of the race track and east of the mall, vehicular and pedestrian connections need to be provided between the commercial entertainment development, mall, and race track. Such connections will minimize diversion of traffic through and adjacent to residential neighborhoods, and minimize the need to drive on public streets to access more than one use. In addition to mitigating traffic impacts, these connections can achieve substantial air quality and noise reduction benefits. Extension of existing manual traffic controls over a longer period of time may be needed during racing season to mitigate the traffic impacts of potential new development. In addition, parking management strategies need to be implemented to prevent additional spillover of race track parking onto public streets and into adjacent residential neighborhoods, the Arboretum, civic center, and County park.

#### Traffic Demand and Systems Management

To the degree feasible, mixed-use developments will be encouraged in order to reduce vehicle trips, and reduce the number of home-to-work trips during peak travel hours through transportation demand management programs which increase average vehicle ridership and shift a portion of such trips to non-peak hours. The City will also strive to improve the carrying capacity of existing road-ways through implementation of transportation systems management concepts, such as traffic signal coordination and manual control of intersections by traffic officers, where feasible.

#### Alternative Modes of Transportation

The General Plan provides for a system of bicycle routes and pedestrian links such that pedestrian and bicycle travel become safer and more useful for everyday tasks such as travel to shopping, work, and recreational facilities. In addition, the City will continue to work with the MTA to extend rail transit service into Arcadia.



#### INFRASTRUCTURE

#### Issues

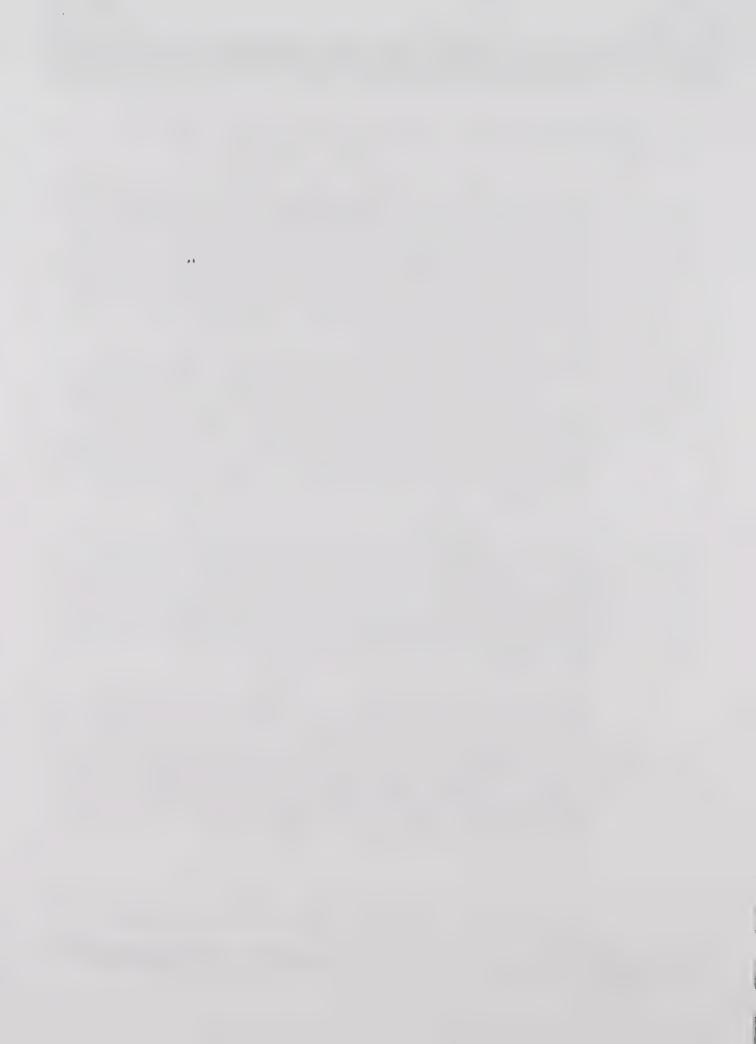
Arcadia's reliance on groundwater as its primary and preferred source of supply dictates the need to maintain adequate pumping and water storage capacity for the City's water delivery system. According to the City's Water Resources Technical Memorandum,<sup>2</sup> the City has a total of 14 groundwater wells with a water production capacity of 21,600 gallons per minute (Figure 3-2). Three of the wells pump directly into the distribution system; the remainder pump into forebay storage reservoirs. In addition, the City maintains seven interconnections with adjacent agencies' water distribution systems and one connection for emergency purposes with the Metropolitan Water District (MWD).

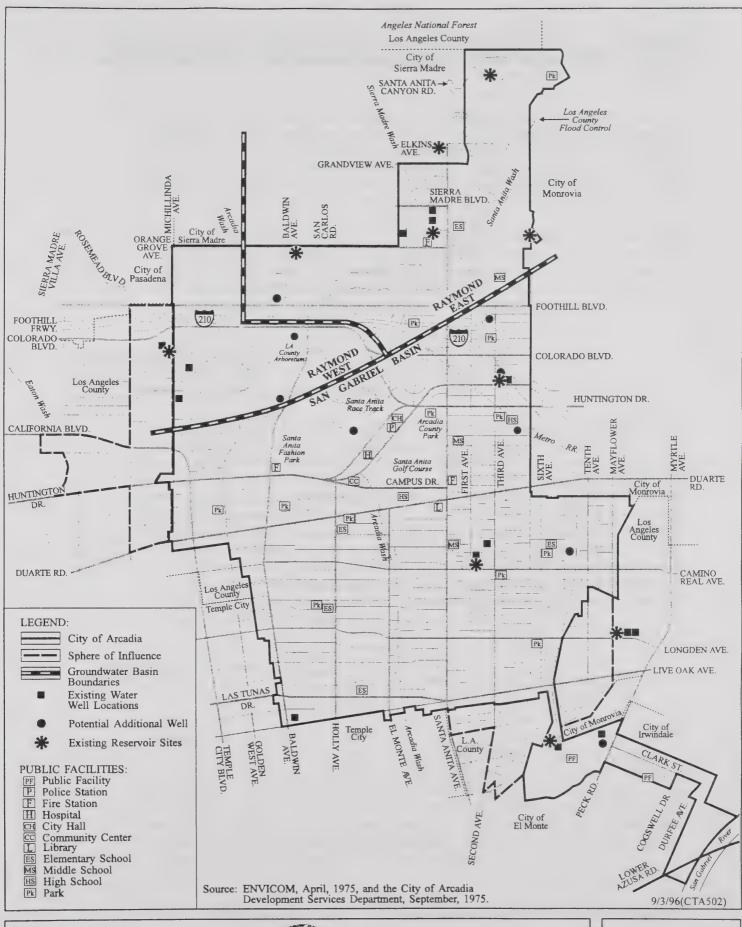
The production capacity of the City's existing well system is adequate to meet the existing maximum day demands, but with almost no reserve capacity. Should one of the larger wells be lost or fall out of service during a maximum demand period, water production would fall short of demands, and the system would need to "borrow" from its emergency reservoir storage or activate the interconnect to the MWD supply line. Computer modeling of the City's water system indicates that a combination of rehabilitating existing wells and drilling new wells will allow the City's water system to keep up with demand, and provide needed back-up to the existing system.

Currently, the City's water system includes 21 storage facilities, consisting of 17 storage reservoirs with a combined capacity of 40.81 million gallons, and four small forebays. Assuming the City-designated criteria for two average days of emergency storage, the current usable storage is deficient by 4.76 million gallons with existing demands and will increase to a 9.06 million gallon deficiency with projected development through the year 2015. A program of replacement of existing reservoirs with larger facilities will be undertaken to provide adequate daily, fire flow, and emergency water storage.

The establishment of a reclaimed wastewater system has been explored by the City. Probable users of such a system would include the County Park, Santa Anita Golf Course, the County Arboretum, and nearby schools, as well as other public improvements such as landscaped street medians. Since the City lies at the upstream end of the regional trunk sewer, however, the use of reclaimed waste water would require either the development of a "satellite" wastewater reclamation plant or a link through which to obtain reclaimed water from a nearby project. In either case, the City would need to construct a separate delivery system to deliver reclaimed water to potential customers within the service area.

<sup>&</sup>lt;sup>2</sup> City of Arcadia Water Resources Technical Memorandum, Boyle Engineering, January 1996.



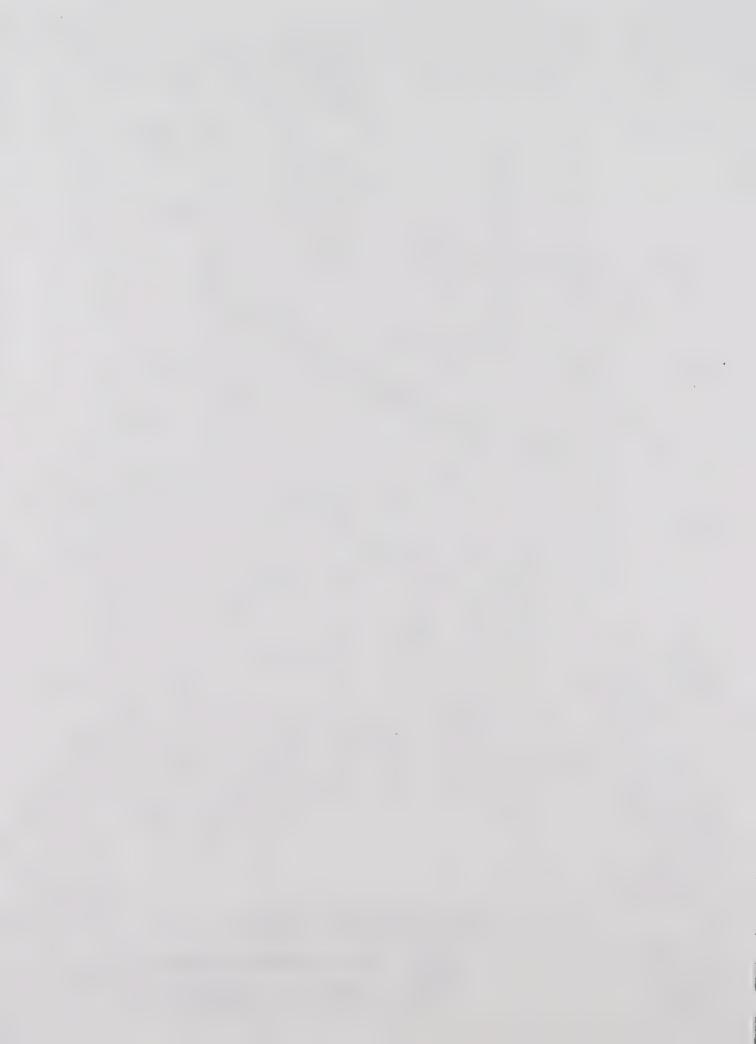






Groundwater Basins and Water Facilities

Figure 3-2





Arcadia's sewer system is divided into six service areas which are characterized by independent trunk sewer systems that drain into the County Sanitation District of Los Angeles (CSDLA) outfall system. CSDLA District No. 15 serves the cities of Arcadia, Sierra Madre, Temple City, Rosemead, El Monte, San Gabriel, La Puente, and Baldwin Park. All sewage flows from this district are collected by joint outfall "B" and terminate at the CSDLA treatment plant in the City of Carson.

Modeling of the City's existing sewer system conducted as part of the development of the City's Sewer System Technical Memorandum<sup>3</sup> concluded that current flows in the City are 81 percent of the ultimate peak capacity of the existing sewer system. The master plan identified that approximately 11 percent of the existing system is considered to be deficient in capacity for ultimate peak flows.

#### General Plan Approach

#### Maintaining Adequate Infrastructure Services

Water and sewer facilities within Arcadia will continue to be provided by the City's Maintenance Service Department. Arcadia will ensure coordination of its water and sewer master plans with the land uses and intensities permitted by the General Plan. The City will also use the development review process to ensure that new development can be provided with water and sewer service consistent with the performance standards defined in the General Plan without adversely impacting existing development. In cases where performance standards are not met due to impacts from existing development, the City will work to ensure that the performance criteria are met at the earliest feasible date. In all cases, new development will be required to ensure that applicable performance criteria are met for the new services and facilities to be provided to the development, and that existing services and facilities are not downgraded.

#### **PUBLIC SAFETY**

#### Issues

#### **Police Services**

Arcadia maintains a City Police Department, which is currently staffed by 75 sworn peace officers and support staff. The department also employs a volunteer services coordinator, part-time crossing guards, reserve police officers, and civilian volunteers. The department is equipped with a 12 prisoner jail. In order to augment the Police Department's efforts, staff provides a variety of crime prevention and volunteer programs to further ensure the safety of citizens.

<sup>&</sup>lt;sup>3</sup> City of Arcadia Sewer System Technical Memorandum, Boyle Engineering, January 1996.



Arcadia, although not immune to crime, is nevertheless a safe community. It is a community in which residents place a high priority on security and police protection. In 1994, major crimes decreased by 11 percent from 1993. Robbery decreased by 6 percent, and burglary by 13 percent. However, the number of auto thefts increased at a rate of 12 percent over the same time period. Table 3-B gives a statistical breakdown of crime within Arcadia over the last five years.

Table 3-B - Crime within the City of Arcadia

			<i>d</i>		
	1991	1992	1993	1994	Decrease Increase
		Part 1 Crim	es		
Homicide	1	2	2	1	N/A
Rape/Assault	6	6	4	5	N/A
Assault	283	423	376	348	-7 %
Robbery	168	112	96	90	-6 %
Burglary	479	551	556	483	-13 %
Theft	1,141	1,296	1,378	1,156	-16%
Auto Theft	336	324	328	366	+12%
Subtotal	2,414	2,714	2,740	2,449	-11%
	(	Other Feloni	ies		***************************************
Narcotics	77	116	162	142	-12 %
Checks	67	72	75	74	N/A
Other Felonies	145	183	174	172	N/A
Subtotal	289	371	411	388	-6 %
TOTAL (All Offenses)	2,703	3,085	3,151	2,837	-1 %

Source: City of Arcadia Police Department, 1995.

Currently, the largest demand for police services comes from the Santa Anita Fashion Park mall, which accounts for approximately 15 percent of the Police Department's activities. By comparison, the Santa Anita Race Track, which is gated and maintain its own internal security force, accounts for only about four percent of the Police Department's activities.

Existing Police Department facilities are operating above their maximum design capacity. The department is located in two facilities within the civic center complex due to increases in staffing and lack of an adequately sized central police facility. Recently, a modular building was added to provide office space for the department's investigative division. The total size of the facilities available to the Police Department falls short of the needs established in the 1995 master plan for public buildings. Future increases in police staffing needs as the result of future development will add to the existing need for an expansion of facilities.



#### Fire Protection

The Arcadia Fire Department maintains three fire stations within the General Plan study area. All stations within the City are equipped with kitchens, living areas, dormitories, apparatus bays, and shop, storage, and exercise areas.

- Fire Station No. 31 is located at 710 South Santa Anita Avenue, and provides fire protection services to the downtown business district as well as the southwest portion of the City. The station can accommodate up to 12 fire fighters per 24 hour shift. The station is equipped with one engine, one truck company, one rescue ambulance, and support engines and vehicles. Station No. 31 also serves as headquarters and main dispatch unit for all three City fire stations, as well as the Arcadia Police Department and Monrovia Fire Department.
- Fire Station No. 32, located at 630 South Baldwin Avenue, at the corner of Baldwin Avenue and Huntington Drive, provides fire protection services to the central and southwest portions of the City. The station, which was constructed in April of 1994, is the newest of the City's three fire stations, and can accommodate 12 fire fighters per 24 hour shift. The station was constructed with separate restrooms, showers, and dormitory facilities. The station is equipped with one engine; one rescue ambulance; and support and reserve engine, vehicles, and equipment. Station No. 32 also houses the Fire Prevention Bureau, which consists of four staff members, reserve apparatus, a mobile air unit, and paramedic squad.
- Fire Station No. 33 is located at 79 West Orange Grove, and provides fire protection services to the northern portion of the City. The station has been in operation since 1948, and currently has a staff of 12 fire fighters. The station can accommodate up to five fire fighters and one cadet per 24 hour shift. The station is equipped with one engine, one reserve engine, and also one antique fire engine.

Currently the City of Arcadia maintains reciprocal Mutual Aid Agreements for fire protection with the surrounding cities of Monrovia and El Monte (for both fire and paramedic services), Pasadena, Covina, La Verne, Sierra Madre, West Covina and the County of Los Angeles Fire Department which also provides automatic aid to areas within southerly and westerly portions of the City. These agreements are currently used nearly everyday. The City also has a Mutual Aid contract with the United States Forest Service and the County of Los Angeles for fire protection in hillside and brush areas within the northern portion of the General Plan study area. These agreements are called into use much less frequently.

As the result of Arcadia's mutual aid agreement with the City of El Monte, the El Monte Fire Department is typically the first response company in the Chicago Park and Lower Azusa Road industrial areas. Arcadia engine companies typically provide backup to El Monte companies during fires in this area. To date, this has



been a workable arrangement for both cities. Overall, the Arcadia Fire Department provides more mutual aid service to surrounding communities than it receives.

The Forest Service will typically respond to fires in areas of mutual threat with five engines, one helicopter, one chief officer, two hand crews, and two water tenders. Forest Engine 17 and Helicopter 531, located at the Chantry Flats Fire Station, are the only resources located within 15 minutes of Arcadia, so a fire could be well established by the time the other Forest Service resources arrive. Forest service resources travel throughout the west and on occasion, there are no Forest Service fire fighters within 15 minutes of Arcadia.

As an additional safety measure, the City also participates in the State of California Master Mutual Aid program. This agreement is used when all available local resources have been depleted or committed to an incident, with the State coordinating resources from available, neighboring counties if necessary.

The primary demand for fire services are medical aid calls. Fire protection service is provided from three stations, the Fire Department's paramedic services are provided from Station Nos. 31 and 32. Currently a large portion of the demand for paramedic services from Station No. 32 are from the Santa Anita Fashion Park mall. Expansion of commercial entertainment uses adjacent to the race track could increase the demand for paramedic services from Station 32 to the point that adequate paramedic coverage of the northerly portion of the City might not be feasible. To mitigate this situation, the Fire Department would need to equip and train its existing engine companies at Station No. 33 to function as a paramedic engine company. Demand for paramedic services will also increase due to the increasing number of senior citizens within the community.

#### **Emergency Response Services**

As required by State law, Arcadia has adopted a Multi-Hazard Functional Plan that addresses Arcadia's response to extraordinary emergency situations associated with natural disasters, technological incidents, and nuclear defense operations. It provides operational concepts related to the various emergency situations, identifies components of the City of Arcadia Emergency Management Organization, and describes the overall responsibilities of the organization for protecting life and property and assuring the overall well being of the population. The plan also identifies the sources of outside support which might be provided (through mutual aid and specific statutory authorities) by other jurisdictions, state and federal agencies, and the private sector. Annex H of the plan provides policies and procedures for City-wide evacuation in the event of an emergency. Evacuation routes out of and through the City include Santa Anita Avenue from Huntington Drive to the southern border of the City, and Huntington Drive in its entirety.

<sup>&</sup>lt;sup>4</sup> City of Arcadia Multi-Hazard Functional Plan, City of Arcadia, 1991 (as amended).



#### General Plan Approach

#### Police Services and Crime Prevention

It is Arcadia's approach that crime *prevention* be emphasized on a greater basis than *law enforcement*. The net result of this emphasis will be a safer community and a reduction in the cost of providing police protection services within Arcadia. Thus, performance standards included in the General Plan have been designed to minimize emergency response times, optimize preventative patrol time, and reduce the potential for crimes of opportunity through implementation of appropriate "defensible space" concepts.

The Arcadia Police Department has embarked upon an ambitious program of community-oriented policing entitled P.A.C.E. 2000 (Peaceful Arcadia through Community Efforts). The goal of P.A.C.E. 2000 is to establish collaborative partnerships between the police and the community to reduce crime and enhance the quality of life in Arcadia. Community institutions such as families, schools, churches, neighborhood associations, chambers of commerce, and service clubs are seen as key partners with the police in the creation of a safe, secure environment. This partnership becomes a proactive entity that deals with a broad variety of conditions that tend to disrupt the community peace or adversely impact the quality of life.

The City of Arcadia will also coordinate the needs of police services with new development to ensure that adequate police facilities are expanded in a timely manner, and that facilities are adequate to serve proposed new development in the City. Police services will also be coordinated with transportation planning efforts to ensure that City road improvements and increases in traffic volumes do not severely impact police services.

#### Fire Suppression and Prevention

Arcadia's approach to community fire safety is that fire *prevention* be emphasized on a greater basis than fire *suppression*. The net result of this emphasis will be a safer community and a reduction in the cost of providing fire protection services within Arcadia. Thus, implementation programs have been included in the General Plan to reduce the potential for structural and wildland fires. These programs focus on community education, as well as fire-safe landscaping and brush clearing within hillside residential areas. In addition, new development will also be required to be designed in such a manner as to reduce the potential for and the severity of fires.

To assist in reducing the likelihood of a disastrous fire, the City will continue to maintain existing mutual aid agreements with the Angeles National Forest Service and surrounding jurisdictions to ensure the ability to rapidly deploy sufficient personnel to gain control of and extinguish open land and hillside fires.



The City will also work to ensure, as part of the development review process, that new hillside development is within the City's ability to provide fire protection service consistent with the General Plan's performance standards. The City will also coordinate fire protection needs with transportation planning efforts to ensure that planned road improvements and increased traffic do not impact the provision of the fire protection services.

#### **Emergency Services and Facilities**

Other potential hazards such as earthquake, and wildland fires are discussed under Environmental Hazards.

The City will maintain its Emergency Multi-hazard Functional Plan to detail Arcadia's planned response to emergency situations (see also Chapter IV, *Environmental Hazards* for additional information regarding potential environmental hazards and infrastructure requirements). In addition, mutual aid agreements with regional agencies will be maintained to ensure the City's ability to receive assistance when demands for emergency services are greater than the City's available resources.

The City will also coordinate the needs of emergency service agencies with transportation planning efforts to ensure that planned road improvements and increased traffic do not severely impact the provision of emergency services.

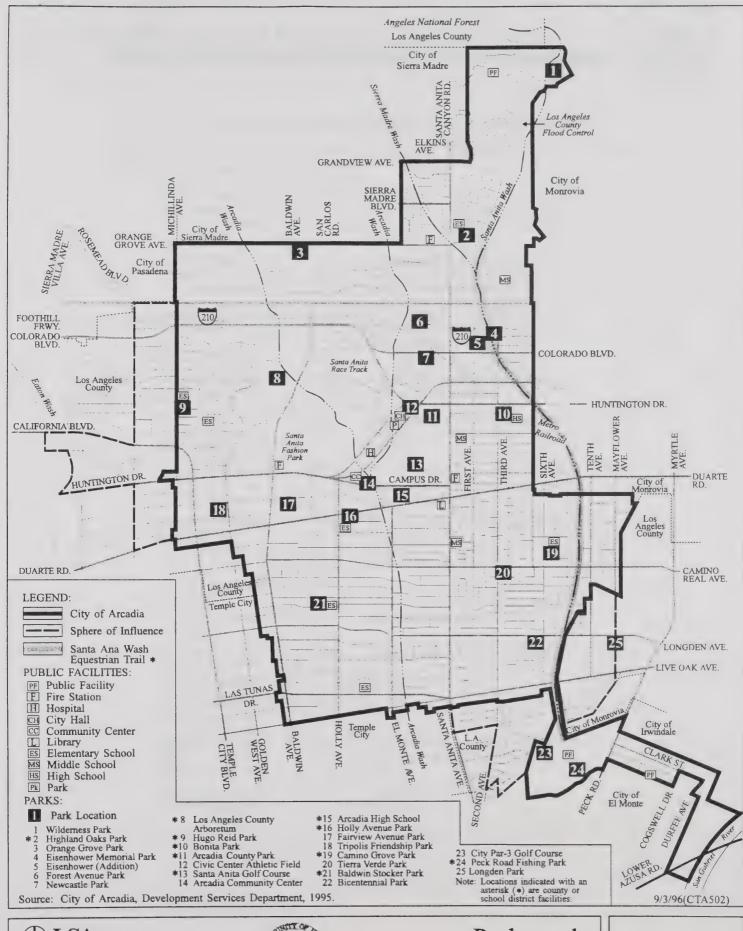
#### PARKS AND RECREATION

#### Issues

Although Arcadia is nearly fully urbanized, it has an abundance of recreation opportunities, due in part to the number of regional facilities located within the City (Table 3-C). In addition to other City parks, the Arcadia planning area includes the Los Angeles County Arboretum, Arcadia County Park, Santa Anita Golf Course, City Par 3 Golf Course, and the Arcadia Wilderness Park, as well as direct access to trails and campgrounds located within the Angeles National Forest just north of the City. The City also maintains a community center, and provides a wide array of recreational programs for residents of all ages. This system of parks is adequate for existing and planned future development (Figure 3-3).

#### General Plan Approach

The City will continue to employ a high standard of maintenance in its public parks, and will provide bicycle access to its park system. A wide array of recreational programs will be provided to Arcadia residents. Over time, as the age distribution of Arcadia residents changes, the City will vary its mix of programs to meet the needs of a changing population.







Parks and Recreation Facilities

Figure 3-3

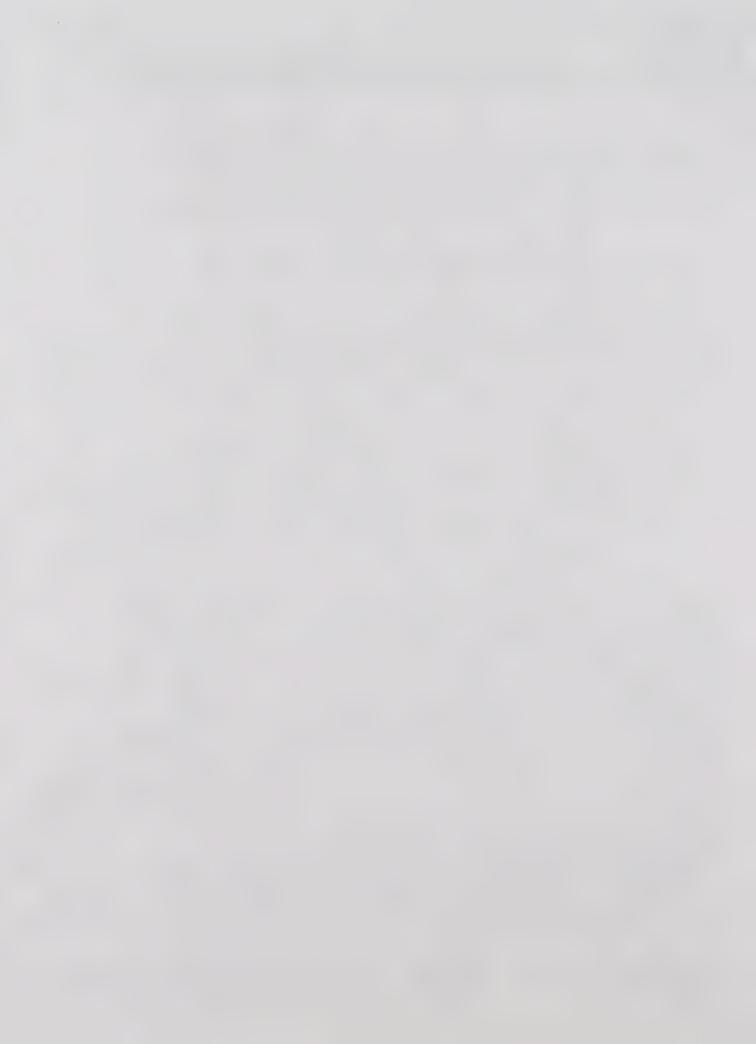




Table 3-C - Inventory of Park and Recreation Facilities

Name	Year Built	Facilities	Acres
City of Arcadia Loca	l Parks		
Arcadia Commu- nity Center 365 Campus Drive	1991	Senior Citizen Services and Recreation Department offices, meeting, banquet and class rooms, mini-park and four shuffleboard courts	4.20
Arcadia High School <sup>1</sup> 180 Campus Drive		Five lighted tennis courts, two 25 meter swimming pools, all-weather track, bas- ketball courts, ball diamond, multi-pur- pose fields, and football stadium	15.1
Baldwin Stocker Park <sup>1</sup> 422 W. Lemon Ave.	1970	Play area, picnic shelter, large barbecue, ball diamond, and basketball courts	1.90
Bicentennial Park 6th & Longden Ave.	1977	Two lighted tennis courts, play area, shelter, and barbecue	0.63
Bonita Park <sup>1</sup> 2nd Ave. & Bonita St.	1956	Lighted ball diamond, multi-purpose field, play area, picnic tables, and restrooms	3.80
Camino Grove Park <sup>1</sup> 1420 S. Sixth Ave.	1972	Three lighted tennis courts, play area, picnic shelter barbecues, ball diamond, and basketball courts	1.80
Civic Center Athlet- ic Field 240 W. Huntington Dr.	1979	Multi-purpose athletic field and rest rooms	2.25
Eisenhower Memorial Park 2nd Ave. and Colorado Blvd.	1945	Ball diamond, multi-purpose field, pic- nic shelter, barbecues, rest rooms, play area, horseshoe pit	4.80
Fairview Avenue Park 542 Fairview Ave.	1980	Play area, picnic tables, and barbecues	0.88
Forest Avenue Park 143 W. Forest Ave.	1973	Play area, picnic tables, and barbecues	0.26
H <b>ighland Oaks</b> Park <sup>1</sup> 10 W. Virginia Rd.	1973	Play area, picnic shelter, barbecues, multi-purpose field and basketball courts	0.90
Holly Avenue Park <sup>1</sup> 360 W. Duarte Rd.	1973	Two tables, multi-purpose field and basketball courts	0.51
<b>Hugo Reid Park<sup>1</sup></b> Michillinda Blvd. and Hugo Reid Dr.	1950	Three tennis courts, ball diamond, and play area	4.36
Longden Park <sup>2</sup> 1179 E. Longden Ave.	NA	Ball diamond and rest rooms	0.3



Table 3-C - Inventory of Park and Recreation Facilities

Name	Year Built	Facilities	Acres
Newcastle Park 143 W. Colorado Blvd.	1981	Two lighted tennis courts, play area, two lighted sand volleyball courts, four lighted handball courts, picnic tables, and barbecues	2.61
Orange Grove Park Orange Grove Ave. and Baldwin Ave.	1975	Five tennis courts and picnic tables	1.40
<b>Par-3 Golf Course</b> 630 E. Live Oak Ave.	***	18-hole golf course, pro shop, and snack bar	17.5
Tierra Verde Park 2nd and Camino Real Aves.	1973	Two lighted tennis courts, picnic shelter, play area, and barbecues	1.50
Tripolis Friendship Park Golden West and Fairview	1975	Play area, picnic shelter, and barbecues	0.34
Wilderness Park 2240 N. Highland Oaks Drive	1991	Nature Center, picnic shelter, kitchen, barbeque, multipurpose field, nature trails, braille trail, fire circle, and restrooms	120.03
Los Angeles Recreati	on Facilities		
Arcadia County Park 405 South Santa Anita Ave.	1938	Twelve lighted tennis courts, Olympic- sized swimming pool, three lighted baseball diamonds, bowling greens, shuffle board courts, horseshoe pits, senior citizen clubhouse, picnic areas, barbeques, and restrooms.	42.00
Los Angeles County Arboretum Baldwin Ave.	1947	The arboretum includes various plant collections, demonstration gardens, historic structures, educational services, tours, library gift shop, and restaurant.	127.00
Peck Road Park 5401 Peck Road	-	Fishing, picnic facilities, and restrooms.	47.1
Santa Anita Golf Course 405 South Santa Anita Avenue	-	18-hole regulation golf course, driving range, pro shop, restaurant, and banquet facilities.	144.7
		TOTAL	545.54

<sup>&</sup>lt;sup>1</sup> Shared with the Arcadia Unified School District.

Source: City of Arcadia Recreation Department, 1995.

<sup>&</sup>lt;sup>2</sup>Owned by the City of Arcadia and located in unincorporated territory.

<sup>&</sup>lt;sup>3</sup> Of Wilderness Park's 200 acres, 8.5 acres are within the City of Arcadia.



#### **EDUCATIONAL FACILITIES**

#### Issues

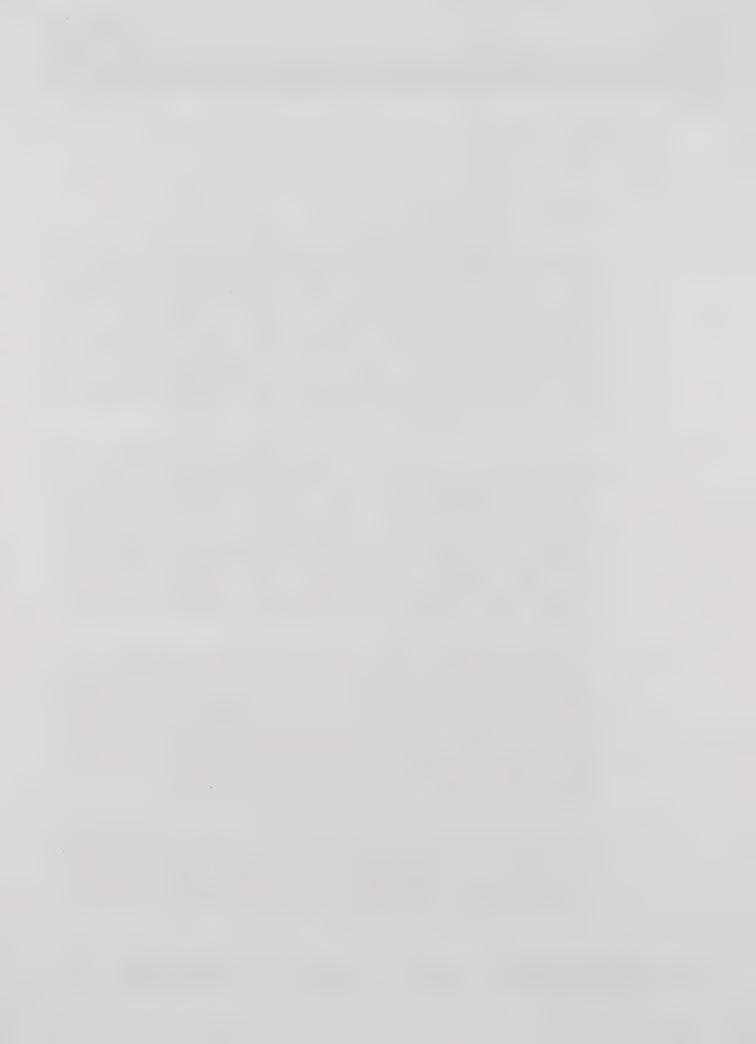
#### Schools

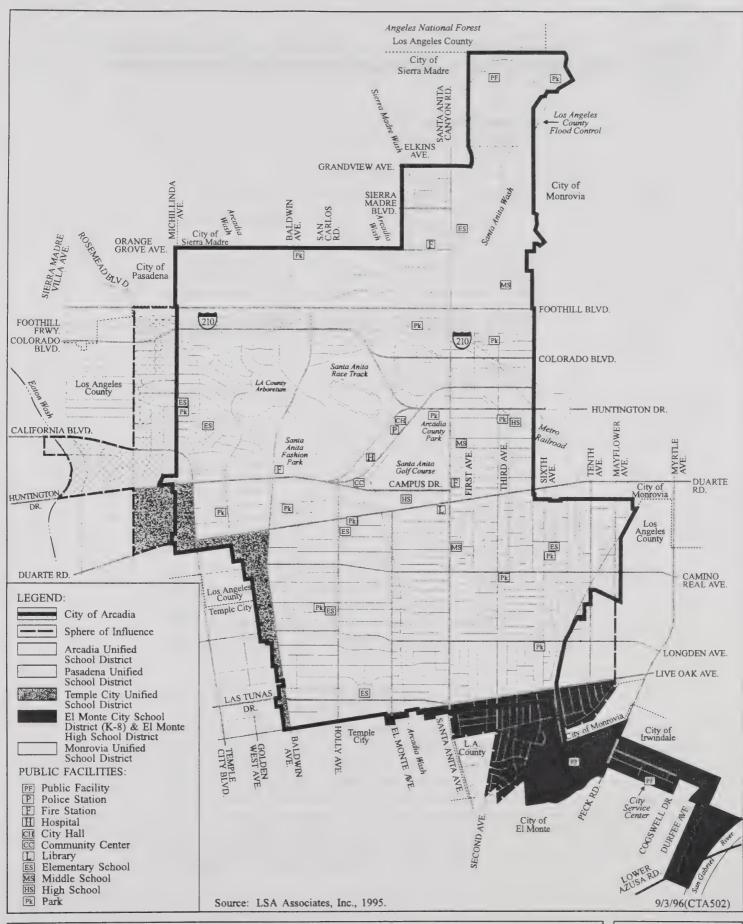
Arcadia is well served by an excellent system of public schools that is one of the City's most important assets. The Arcadia planning area is currently served by six separate school districts (Figure 3-4). These include the Arcadia Unified School District, which serves the bulk of the City, El Monte City School District, El Monte High School District, Monrovia Unified School District, Pasadena Unified School District and Temple City Unified School District. Nearly all of the Arcadia lands that are served by school districts other than Arcadia Unified consist of developed, non-residential lands. The major undeveloped area outside the boundaries of the Arcadia Unified School District is designated for industrial uses. Thus, all of the future residential development planned within the City of Arcadia will occur within the boundaries of the Arcadia Unified School District.

According to the Arcadia Unified School District, almost all of its schools are close to capacity (Table 3-D). AS shown in this Table, there is currently capacity for 122 new elementary, 27 middle school, and 527 high school students districtwide. The Arcadia Unified School District has made internal adjustments to accommodate an increase in student population over the last several years. In 1994, the District reconfigured from a K-6, 7-9, 10-12 configuration, to a K-5, 6-8, 9-12 configuration. The reconfiguration addressed the space capacity issues at the elementary school level by shifting one grade level to the middle schools. A new 22-classroom building was built to accommodate a 9th grade level at the Arcadia High School. According to the District, there are no current plans for the development of new school facilities.

It is generally possible to exceed a school's permanent or design capacity by 25 percent through the use of portable classrooms, before facility constraints significantly impinge upon the educational program. At any point above the permanent capacity, however, problems may occur. Capacity limitations may stem from lack of additional facilities and areas other than classrooms, such as restrooms, site acreage, lockers at junior and senior high schools, available parking for staff, lunch and eating areas, etc. Because portable trailers expand classroom capacity without adding restroom capacity and other facilities affecting school capacity, some schools in the District have reached or will soon reach their capacity.

In 1990, 13 percent, or 950 of the City's children who were attending elementary or secondary schools were enrolled in private schools. Within the study area, there are currently two parochial schools serving grades K-8, a private, nonreligious school serving grades K-8, and a preparatory school which serves grades 6 through 12. Altogether, these private schools currently have the capacity to serve approximately 1,100 total students.









School Districts Serving Arcadia Residents

Figure 3-4

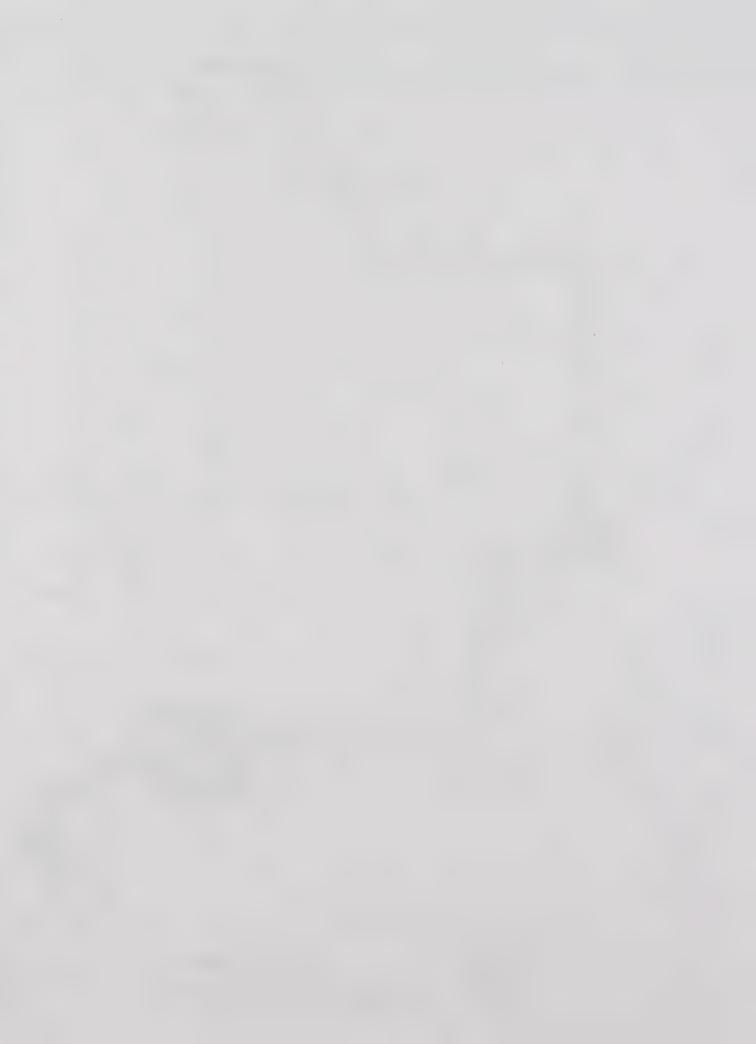




Table 3-D - Arcadia Unified School District 1995 Enrollment/Capacity

School Name	Enrollment	Facility Capa- city	% of Capacity	Portable Class- rooms	Grades Served
Elementary and Primar	y Schools				
Baldwin Stocker	470	480	97.9	3	K-5
Camino Grove	652	690	94.5	3	K-5
Highland Oaks	585	600	97.5	0	K-5
Holly Avenue	618	630	98.1	3	K-5
Hugo Reid	596	630	94.6	4	K-5
Longley Way	527	540	97.6	3	K-5
Middle Schools					
Dana	781	750	104.1	0	6-8
First Avenue	716	750	95.5	0	6-8
Foothills	726	750	96.8	0	6-8
High Schools					
Arcadia	2,873	3,400	84.5	3	9-12
AHS Alternative Program	47	60	78.3		
Rancho (Independent Studies)	107	NA	NA	0	9-12
TOTALS	8,698	9,280	93.7	19	

Source: Arcadia Unified School District, 1995.

#### Libraries

The Arcadia planning area is served by two public libraries; the Arcadia Public Library, located at 20 W. Duarte Road, and the Live Oak Branch of the Los Angeles County Library system located at 4153 E. Live Oak, within the City's sphere of influence. The 36,000 square foot Arcadia Public Library provides 125,000 to 130,000 books, approximately 300 periodical subscriptions, 200 books on tape, and nearly 100 videos available for children. The suggested per capita standard, according to the California Library Association and based on the American Library figures, requires 2 books per capita. The Arcadia Public Library exceeds this standard, providing 2.69 books per capita.



The City recently authorized construction of an expansion to increase reading and stacking areas, to upgrade all current building systems, meet current code requirements and American Disabilities Act provisions, and to update the technological capabilities of the facility. Computer support areas will also be provided.

The 2,900 square foot Live Oak Branch of the Los Angeles County Library system houses 31,000 total volumes on site, including books, periodicals, and books on tape. Since this is a branch of the Los Angeles County Library, the ability to access over 6,000,000 volumes system-wide is possible. County staff estimates that approximately 650 Arcadia residents hold library cards from this facility. The Live Oak Branch employs two full-time staff members, consisting of one librarian and one library assistant, and six part-time staff members.

## General Plan Approach

The City of Arcadia's approach to promoting the continued excellence of its local school system is to ensure that its land use, circulation, and public facility planning efforts are coordinated with the master planning efforts of local school districts. To this end, the City of Arcadia will require proposed new development to provide appropriate mitigation of school impacts. In addition, the City will maintain a pattern of existing and planned land uses that discourages overcrowding of existing and planned school facilities. The City will also discourage the location of incompatible uses in the vicinity of local schools, and will avoid the creation of unsafe traffic volumes and conditions at or near existing and planned school facilities.

## Expanding the Role of School Facilities

The City of Arcadia desires to maintain the community's focus on the education of its youth by promoting a school concept that is supported by the development of combination school, park, and community facilities. Although the provision of school facilities is the responsibility of the local school district, the City will assist by working with the School District to develop, where appropriate, community joint use facilities in order to minimize costs and to maximize utilization of existing school campuses. Using this concept, each school not only serves

## Multi-Use School Concept

Daytime activities during the school year would focus on education. Senior and parent volunteers could assist in the library, cafeteria, administration, etc. These volunteers also could provide day care, or after school "latchkey" care for students.

After school and non-school year activities would focus on recreation related activities, using school field areas and gym facilities.

Multipurpose and selected classrooms would also be available in the evening hours for adult education, educational and business seminars, club meetings, crafts, and social events.

the weekday student needs, but also encourages the use of school facilities for other local neighborhood and community activities.



In addition, the City will promote education as a community priority. Arcadia will be active in supporting the establishment of curriculum designed to make students more aware of their City, how it functions, and what students can do to make a positive impact on the community.

## Library Services and Facilities

Arcadia recognizes local library facilities as an important community and cultural asset, and will continue to support the future maintenance and expansion of these facilities in response to increasing service demands.

## GENERAL CITY SERVICES AND FACILITIES

#### Issues

City services are provided by a staff of approximately 320 full time employees, with an additional 50 to 80 persons employed on a part-time basis. The Arcadia City Hall, located at 240 West Huntington Drive, houses a number of departments, including Development Services Department, Administrative Services Department, and Human Resources Department. The offices of the Mayor and City Council, City Manager, City Attorney, and City Clerk are also located at City Hall.

City services are also provided from the Arcadia Library and the Arcadia Police Department, and from the City's three fire stations, each of which were described earlier in this section. The Arcadia Community Center houses Recreation Department staff, as well as the City's Senior Citizens Services staff. The City's Service Center, located in the southerly portion of Arcadia on Goldring Road, houses the City's Maintenance Service Department.

While the City has recently constructed a state-of-the-art fire station and community center, and improvement of the City library is currently underway, some inadequacies of City facilities still exist. The facilities of primary concern are the Arcadia Police Station and City Hall. Both of these facilities, which were built in 1957 and 1949, respectively, currently provide a much greater range of services, and house a larger number of employees than they were originally designed to contain. In both facilities, people are overcrowded, public service areas are cramped, and storage is limited. The City has prepared a facilities master plan to identify and project current and future needs.

## General Plan Approach

The City will use its facilities in the most efficient manner possible, expanding such facilities when necessary to continue providing high levels of service to the public.



## GENERAL PLAN STRATEGIES

## CIRCULATION AND TRANSPORTATION

## Establish and Maintain a Level of Service Standard

Maintain roadway operations at or better than LOS "D" (LOS C on local FS-1 residential streets) during non-racing season along all roadway links under the control of the City of Arcadia. During racing season, wherever feasible, maintain roadway operations at or better than LOS "E" during peak hours on all roadway links intended to carry race-related traffic, maintaining LOS "D" or better (LOS C on local residential streets) at all other times and on all other City roadways.<sup>5</sup> Where it is not feasible to achieve roadway sections that meet these objectives, implement parking restrictions, driveway consolidation, and other feasible methods of improving roadway operations.

## Land Use Management

- FS-2 Limit the intensity and traffic generation of new development projects to that which is consistent with maintaining roadway performance objectives through general plan build out.
- FS-3 Maintain a balance between land development and circulation operations by requiring that new development be phased, if necessary, such that adequate facilities are available to support each phase of development with a LOS D or better on all City roadways (LOS C on local residential streets)<sup>5</sup>.
- When necessary, and as determined appropriate by the City, conduct neigh-FS-4 borhood traffic studies to determine the nature and extent of perceived pass through traffic impacts.
- Where warranted to reduce through traffic through residential neighbor-FS-5 hoods and after appropriate study, increase enforcement of traffic laws, install additional traffic controls, utilize speed display trainers, install physical barriers, install stop signs, or install medians along major streets to control turning movements into residential neighborhoods.
- Create distinctive entry statements at identified neighborhood entrances, FS-6 where needed, to discourage pass through traffic.
- Require preparation of Traffic Impact Analyses pursuant to the requirements FS-7 of the County Congestion Management Plan for individual developments meeting applicable CMP threshold requirements.

LOS "E" on Michillinda Avenue between Colorado and Sunset boulevards.



## Vehicular Circulation

- FS-8 To minimize disruption of on-street traffic flow by vehicles accessing adjacent uses, require that reciprocal vehicular and pedestrian access be established between adjacent uses, where feasible.
- FS-9 If needed as the result of new development adjacent to the Santa Anita Race Track, require that new uses participate in funding additional hours of manual traffic control during racing season.

## Transportation Demand and Systems Management

- FS-10 Promote the design of roadways to optimize safe traffic flow within established roadway configurations by minimizing turning movements, uncontrolled access, on-street parking, and frequent stops to the extent consistent with the character and needs of adjacent land uses.
- FS-11 Reduce the need for vehicular travel by:
  - supporting the responsible expansion of public transit services within Arcadia, including establishment of rail transit and connections between major destinations within the community and the metropolitan area;
  - pursuing the expansion of Arcadia Transit service to include shuttle services for major destinations;
  - promoting the use of public transit and ride sharing through development of convenient and attractive facilities;
  - promoting Transportation Demand Management Programs at major employment centers; and
  - facilitating workplace alternatives such as teleconferencing and telecommuting centers, and facilitating the ability of residents to work at home.
- FS-12 Encourage Transportation Systems Management measures to enhance capacity of existing circulation system. Continue to evaluate and pursue design and operational improvements (medians, driveway consolidation, signal synchronization, parking or turn restrictions, etc.) to improve the efficiency of intersections and roadways to more closely approximate theoretical carrying capacities.
- FS-13 Pursue the establishment of rail service to Arcadia, including a transit stop within the downtown redevelopment area.



## Regional Solutions to Traffic Congestion

- FS-14 Actively pursue Federal, State, and regional funds for local and regional roadway improvements.
- FS-15 Maintain consistency with the South Coast Air Quality Management District air quality mandates, Los Angeles Congestion Management Program, and SCAG Regional Mobility Plan requirements.
- FS-16 Require the provision of appropriate mitigation of traffic impacts in surrounding communities resulting from development in Arcadia. Work with surrounding communities to ensure that traffic impacts in Arcadia resulting from development outside the City is adequately mitigated.

## INFRASTRUCTURE

## Maintaining Adequate Infrastructure Services

- FS-17 Ensure that functional utilities such as water, wastewater, and solid waste collection and disposal meet the service standards presented in Table 6-B of the General Plan.
- FS-18 Ensure that existing residents and businesses are not burdened with the cost of financing infrastructure aimed at supporting new development or projects which would intensify existing land uses.
- FS-19 Coordinate on an ongoing basis with utility providers to ensure the long-term provision of utility services throughout the City.

## PUBLIC SAFETY

#### Police Services and Crime Prevention

- FS-20 Maintain mutual aid agreements and communication links with County, State, Federal agencies and with other municipalities participating in emergency operations planning.
- FS-21 Continue local efforts and support County, State, and federal education programs that serve to instruct elementary and secondary students about crime and drug prevention.
- FS-22 Where there is a potential for impacts on security or law enforcement services, involve Police personnel in the development review process by referring development requests to the Police Department for review and comment.



- FS-23 Integrate crime prevention concepts into the design, and construction of new development.
- FS-24 Encourage the continual research and use of new and innovative crime prevention programs that will involve resident and business interests and provide a greater degree of public safety to the City.

## Fire Suppression and Prevention

- FS-25 Maintain mutual aid agreements and communication links with County, State, and federal agencies and with other municipalities participating in emergency operations planning.
- FS-26 Continue local efforts and support County, State, and federal fire education programs that instruct elementary and secondary students about fire hazards and prevention.
- FS-27 Involve fire suppression personnel in the development review process by referring development requests to the Arcadia Fire Department for review and comment.
- FS-28 Integrate new technologies and fire prevention concepts into the design and construction of new, remodeled or replaced development.

## **Emergency Services and Facilities**

- FS-29 Coordinate with Los Angeles County, adjacent municipalities, the Federal Emergency Management Agency, and the Office of Emergency Services in reducing the risk of loss of life, injury, and property damage in the event of an emergency, through the maintenance and implementation of the City Multi-hazard Functional Plan.
- FS-30 Provide community awareness information to citizens describing evacuation routes and procedures to be followed in the event of an emergency.

## PARKS AND RECREATION

FS-31 Provide local park facilities and recreation areas that are appropriate for the individual neighborhoods in which they are located, reflect the needs and interests of the population they serve, and meet the performance standards identified in the General Plan.



## **EDUCATIONAL FACILITIES**

## Expanding the Roles of Neighborhood School Facilities

- FS-32 Maintain effective lines of communication with the Arcadia Unified School District, as well as the other five affected school districts in the City's planning area to resolve school planning and financing issues, and to meet the performance standards identified in the General Plan.
- FS-33 Require that new development provide adequate mitigation for impacts on area schools as provided for in State law.
- FS-34 Coordinate closely with the Arcadia Unified School District on an ongoing basis to resolve issues such as expanding the joint use of facilities and the use of vacant or underutilized school sites.
- FS-35 Support the development of educational curriculum designed to enhance student's awareness of their community.
- FS-36 Work with the Arcadia Unified School District in an effort to establish a multi-use neighborhood school concept as identified in the General Plan.

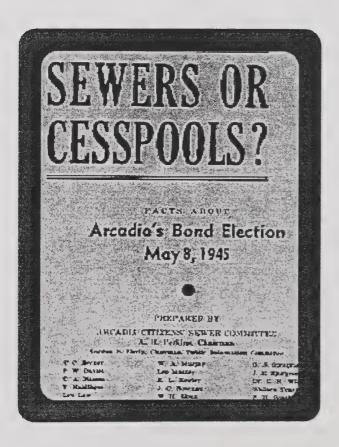
## Maintaining Adequate Library Services and Facilities

FS-37 Provide for City library services that include a range of community and cultural services, and focus on supporting local education.

#### GENERAL CITY SERVICES AND FACILITIES

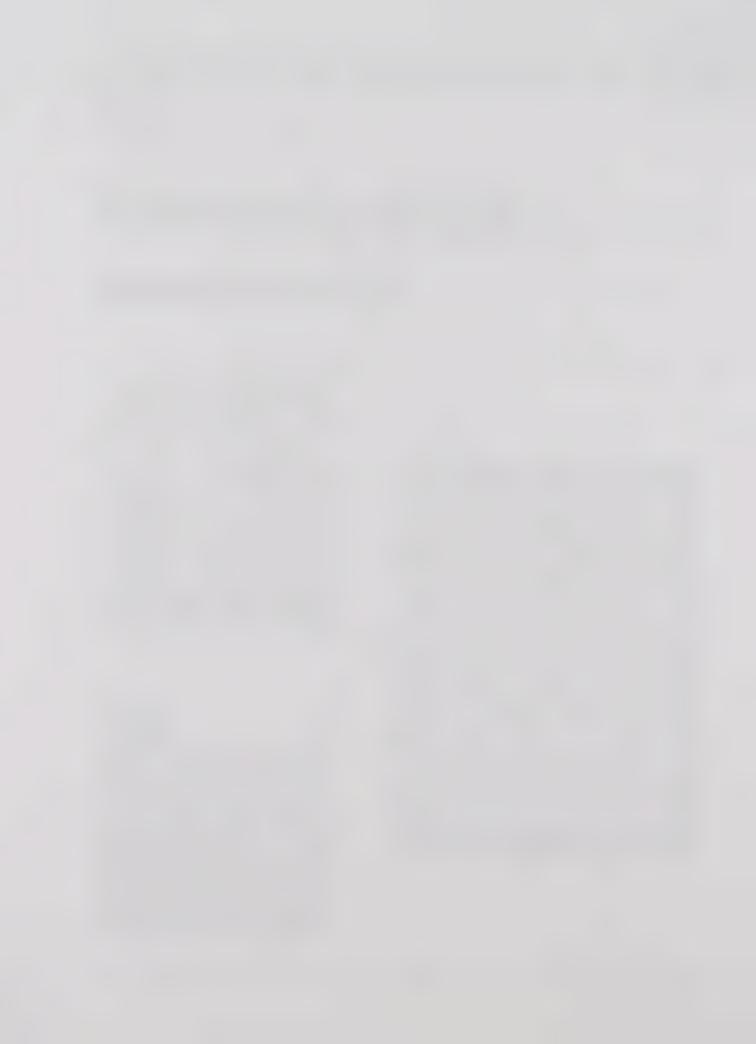
FS-38 Pursue implementation of the City's Public Buildings Master Plan.













## INTRODUCTION

To ensure General Plan

consistency, notes such as

this one will be provided

where issues contained in

Resources Chapter are

also discussed in other parts of the General Plan.

Environmental

the

The availability of a clean, well-managed environment is an important factor in the desirability of a community. As development of Arcadia has neared build out, the role of environmental management in Arcadia has been changing. Arcadia's primary environmental concerns are no longer related to balancing preservation of significant environmental features with the need for urban residential and commercial development; today's environmental concerns center on the need to wisely manage the ongoing use of resources.

## Environmental Resources Issue Areas

Air Quality: Maximizing the quality of the air within the City through the attainment of State and Federal air quality standards.

Biological Resources: Preserving the biological habitats of sensitive, threatened and/or endangered plant and animal species.

Water Resources: Reducing the use of, and the future need for, water resources.

Mineral Resources: Ensuring that any future mineral extraction processes are conducted in such a way as to minimize adverse impacts on the environment.

Open Space: Identification and preservation of open space lands within Arcadia.

Cultural Resources: Preservation of Arcadia's cultural and historic resources for future generations.

Energy Resources: Reducing the use and depletion of non-renewable energy resources through the use of alternate fuels and energy reduction programs.

Solid Waste Management: Reducing Arcadia's input into the regional waste stream and instilling community participation in source reduction and recycling.

The environmental issues that Arcadia faces are not unique within the Southern California region. Many issues require regional or statewide action. Air quality and the long-term availability of adequate water supplies, for example, cannot be individual communities acting on their own. The primary resolved by responsibility for managing air quality and water supply lies with State and regional agencies. However, local agencies, such as the City of Arcadia, have the responsibility to assist these agencies in appropriately managing environmental resources through their local land use planning authority.

## LEGAL AUTHORITY

The Environmental Resources chapter contains policies relating to seven major topics: Air Quality, Biological Resources, Water Resources and Conservation, Minerals Resources, Cultural Resources, and Natural Open Space. All of these topics, with the exception of Air Quality which is considered to be an optional



element, are required by the State to be discussed in the Conservation Element of the General Plan. Under State Law (Government Code Section 65302[d]), the City is required to include a Conservation Element:

"for the conservation, development, and utilization of natural resources including water and its bydraulic force, forests, soils, rivers and other waters, barbors, fisheries, wildlife, minerals, and other natural resources."

Table 1-A Index to the Location of State Mandated General Plan Issues Within the Arcadia General Plan included within the Introduction section of the General Plan, provides an index reference to State General Plan requirements and indicates the section of the Arcadia General Plan under which each State requirement is fulfilled.

## GENERAL PLAN APPROACH

## ENVIRONMENTAL RESOURCES GOALS

It is the goal of the City of Arcadia to:

- achieve air quality that is conducive to good health and enjoyment of the area's climate, and to assist in attaining Federal and State air quality standards; and
- ensure the retention and proper stewardship of biological, energy, water, mineral and cultural resources located within the City.

## AIR QUALITY

#### Issues

Arcadia is located within the South Coast Air Basin (Basin), which includes Los Angeles and Orange Counties, as well as portions of Riverside and San Bernardino Counties. Although air quality within the region has improved in the last several years, local air quality measurements conducted from 1990 through 1994 show that ozone levels continue to exceed both the State and Federal air quality standards during portions of the year and State standards for particulate matter (PM10) have been exceeded approximately 46 percent of the time in five years of data.

Although the City of Arcadia is committed to contributing to air quality improvements, the City is limited in the types of programs and policies that it can implement to achieve any substantial air quality benefits. Local air quality problems are largely the result of pollutants emitted upwind of Arcadia. In addition, Arcadia's air pollutant emissions are a minuscule portion of the total air pollution problem



within Southern California. Regardless of actions taken by the City to reduce the number of vehicle miles traveled locally, the City has limited ability to achieve regionally meaningful reduction in mobile source air pollutant emissions.

The effects from air pollution can be significant, both in the short-term during smog alerts, but also from the long-term exposure to pollutants. While the majority of the populace can overcome the short-term air quality health concerns, selected segments of the population are more vulnerable to its effects. Specifically, young children, the elderly and persons with existing health problems are most susceptible to respiratory complications. These segments of the population tend to congregate in land uses that are sensitive receptors, including schools (particularly pre-schools and nursery schools), convalescent hospitals, senior housing, and hospitals. These sensitive receptors need to be protected from the adverse effects of air pollution, particularly from the influence of carbon monoxide concentrations.

Carbon monoxide pollution is a very localized pollutant, and is emitted directly from automobile tail pipes. The concentrations accumulate along high traffic volume roadways and poor roadway levels of service and can exceed the standards when stagnant or low wind conditions are present and the pollutants do not readily disperse. Within Arcadia, residential neighborhoods and schools can be found adjacent to several roadways which carry substantial volumes of traffic.

## General Plan Approach

Funded though a demonstration grant by the South Coast Air Quality Management District (SCAQMD), Arcadia participated with other cities within the West San Gabriel Planning Council to develop the West San Gabriel Valley Air Quality Plan which provides a set of 55 overall air quality policies and 16 core policies that if adopted and implemented by each member city, would provide the most benefit to regional air quality. On May 8, 1993, the City of Arcadia adopted Resolution 5725 accepting the principles in the area wide air quality plan and agreeing to use the plan in the development of a local air quality program.

Arcadia's approach to air quality management is to integrate the most appropriate policies of the areawide air quality plan into the City's General Plan. Therefore, instead of simply adopting a list of items to be approved that *could* be implemented if feasible, the General Plan promotes those air quality improvement measures included in the West San Gabriel Valley Air Quality Plan that *can and will* be implemented in the form of policies, strategies and implementation measures.

## Public Information and Community Involvement

Arcadia will both inform and involve City residents in programs designed to improve regional air quality. Such efforts include the development of education



curricula, and the distribution of SCAQMD information. The City also recognizes that regional air quality measures can have an affect on the local business community and the important role they play in the economic health of the City. Arcadia, therefore, will ask that the local business community have an equal role in the development and implementation of new and innovative air quality improvement programs.

This approach integrates and supports the following West San Gabriel Air Quality Plan core policies:

- Policy 8. Public Compliance Program
- Policy 9. Public Education Program.

## Regional Coordination

Throughout the General Plan are measures to coordinate plans, policies, and activities with surrounding City's and regional agencies which could be affected by or could affect City General Plan polices. The Arcadia General Plan, therefore, recognizes that issues regarding the planning of circulation, transportation, infrastructure and land use, need to be coordinated with efforts to improve air quality in the region, and includes measures to address this issue within the Intergovernmental Coordination and Community Involvement Program of the General Plan implementation chapter.

This approach integrates and supports the following West San Gabriel Air Quality Plan policies:

- Policy 1. Coordinated Studies
- Policy 2. Regional Coordination
- Policy 3. Areawide Growth Forecasts
- Policy 6. Coordination with the county of Los Angeles
- Policy 7. Coordination with Caltrans
- Policy 13. Infrastructure
- Policy 36. Areawide Coalition.

## Transportation Improvements and Systems Management

In contrast to Transportation *Demand* Management, which aims to reduce the amount of traffic on roadways, Transportation *Systems* Management refers to the broad range of concepts and strategies aimed at increasing the performance and carrying capacity of roadways. The transportation portion of the General Plan commits to several systems management programs to reduce traffic congestion. An important benefit of these programs will be a reduction of air pollutant emissions. High priority will be given to efforts to improve the flow of traffic through signalized intersections, as this has proven to be among the most cost-effective



means of reducing congestion, conserving energy, and reducing automobile air pollutant emissions.

As part of roadway improvements, installation of traffic signals will be accomplished where traffic is sufficient to warrant such signalization. In addition, either Automated Traffic Surveillance and Control, or similar interconnected traffic signal systems, appropriate non-interconnected synchronization methods, or manual traffic routing and management, such as is currently used at the Santa Anita Race Track, will be implemented, where needed, to achieve the roadway performance standards outlined in the Municipal Facilities and Services Element.

This approach integrates and supports the following West San Gabriel Air Quality Plan policies:

- Policy 37. Improved Transportation Circulation
- Policy 38. "Smart Corridors" Program.

## Transportation Demand Management

Although the implementation of this concept is of a lower priority than those mentioned above, the use of Transportation Demand Management strategies falls into line with other agencies' efforts to improve air quality by reducing the number of vehicle miles traveled. The City will encourage development of Transportation Demand Management strategies and the formation of a self-administered Transportation Management Association, centered on the Commercial Entertainment district, downtown, and office uses along Huntington Drive, recognizing that such methods produce the greatest environmental benefit to the region with the least reliance on construction of costly transportation facilities. Within the General Plan's transportation demand management concept, first priority is given to programs that eliminate person trips, such as car and van pooling, alternative (e.g., four-day) work weeks, work-at-home, and telecommuting.

This approach integrates and supports the following West San Gabriel Air Quality Plan policies:

- Policy 20. Transportation Demand Management Programs
- Policy 21. Transportation Management Associations
- Policy 23. Satellite Office Opportunities

## Land Use

Discussion of the land use concepts that have been incorporated into the General Plan to reduce vehicular travel, and resulting mobile source emissions, are included in the Community Development chapter of the General Plan. In general, these concepts entail increasing residential development intensities adjacent to the



downtown area, promotion of mixed-use developments that will reduce the number and length of automobile trips within the City, and increasing the amount of employment opportunities in the southern portion of the City in proximity to residential neighborhoods.

The General Plan also includes design guidelines to enhance the use of public transit and alternatives to the single occupant vehicle. The objective of these guidelines is to make alternative transportation modes competitive with the private automobile, by increasing their ease of use.

This approach integrates and supports the following West San Gabriel Air Quality Plan policy:

• Policy 11. Development Density.

## Particulate Emissions Reduction

Effective watering programs can reduce fugitive dust generation within a construction site by up to 50 percent. Requirements for construction site watering have been incorporated into the General Plan. Dirt roads are a significant source of dust generation. Thus, the Air Quality Management Plan (AQMP) includes an objective that all roads be paved or that local jurisdictions adopt alternative particulate control measures for roads with low traffic levels. The City of Arcadia requires that all roads and parking lots be paved.

This approach integrates and supports the following West San Gabriel Air Quality Plan policy:

• Policy 41. Mandatory Pavement.

## **Energy Conservation**

The areawide AQMP's objective is a 30 percent reduction in projected residential and commercial/industrial energy consumption by 2010. The City is committed to incorporating energy conservation techniques in the design of new and infill development where feasible. Energy conservation concepts and strategies are discussed with the Energy Resources element contain in this chapter.

This approach integrates and supports the following West San Gabriel Air Quality Plan policies:

- Policy 46. Commercial Natural Gas and Electricity Consumption
- Policy 48. Energy Audits
- Policy 50. Landscaping Design.



## Waste Recycling

The Air Quality Management Plan and the Arcadia General Plan incorporate State requirements for solid waste source reduction (25 percent by January 1, 1995, and 50 percent by January 1, 2000). Source reduction and waste recycling concepts and strategies outlined in the Resource Management Element are programed to achieve a diversion rate of 46.9 percent this year and 55.8 percent in 2000.

This approach integrates and supports the following West San Gabriel Air Quality Plan policies:

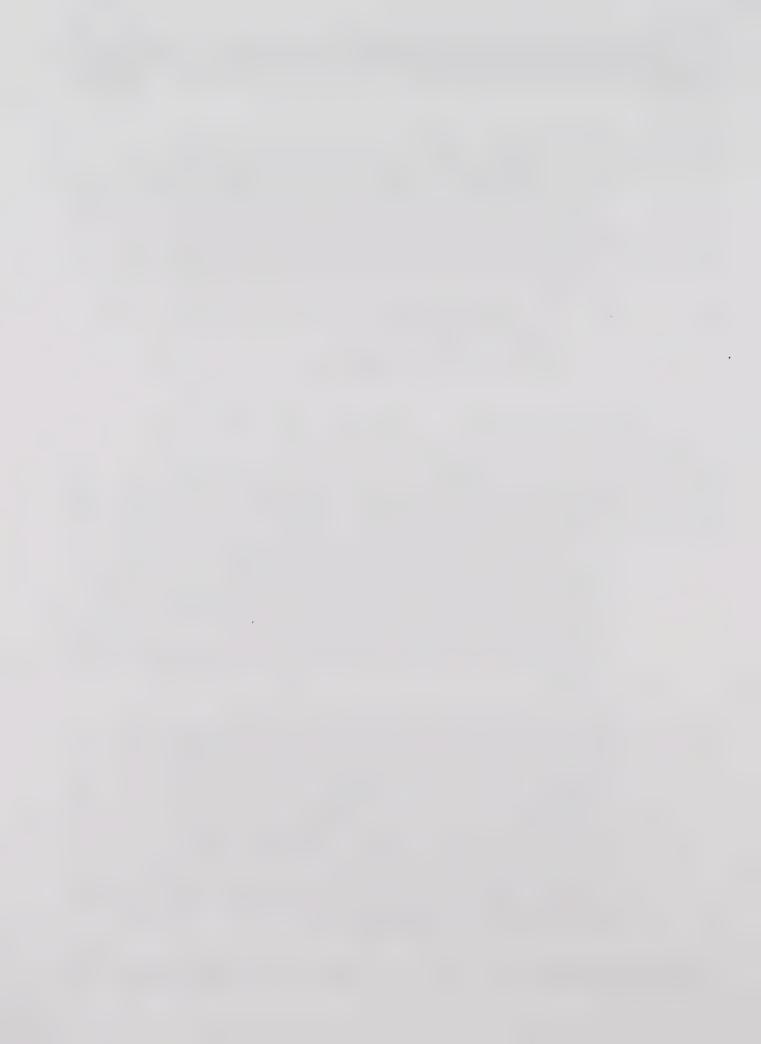
- Policy 51. Waste Hauling
- Policy 52. Recycling
- Policy 53. Non-residential Recycling
- Policy 54. Municipal Recycling.

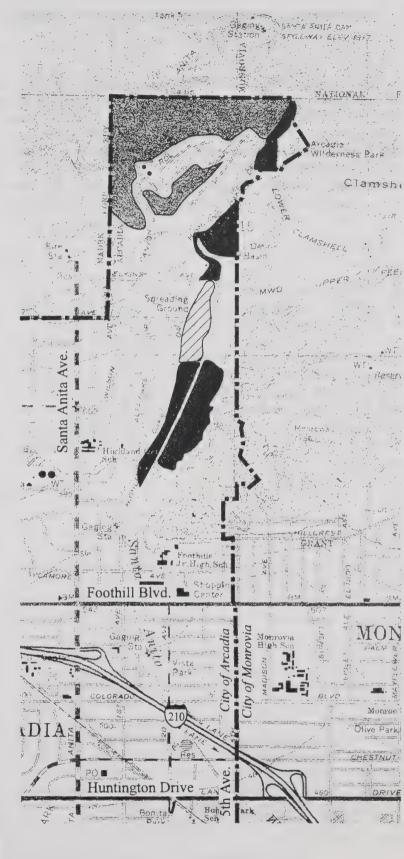
#### **BIOLOGICAL RESOURCES**

#### Issues

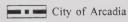
Due to the nearly built out nature of the community, Arcadia has relatively few areas that are biologically sensitive. Those areas that are considered to be environmentally sensitive occur along existing creeks, upper watershed areas, existing flood control and infiltration facilities, and in natural hillside areas within the northern portion of the Arcadia planning area. These areas have generally been preserved as open space for public safety purposes or as wildlife habitat areas. Remaining open hillside areas possess physical constraints which have in the past made their development economically infeasible. Thus, open hillside land with the City has remained in an undisturbed and natural state. As residential land values in the City have increased, the economic constraints to the development of such parcels has lessened and new developments are being proposed.

Land located in or near areas identified as biologically sensitive will need to consider natural habitat and wildlife linkages, prior to the approval of any project which could impact these areas (Figure 4-1). This is especially critical if any species listed under the State and Federal Endangered Species Acts are found to reside in the area that may be impacted by new development. According to the Endangered Species Acts, development projects may not result in the "take" of any species listed or proposed for listing as endangered or threatened by U.S. Fish and Wildlife Service (USFWS) or the California Department of Fish and Game (CDFG). Therefore, any proposed projects that may impact southern arroyo willow woodland, oak woodland, and chaparral habitats in the General Plan study area will require surveys at the appropriate times of year in accordance with USFWS guidelines to determine the presence or absence of sensitive bird species and to describe the quality of the habitat present.





LEGEND:



High Value Wildlife Habitat (Oak Woodland and Riparian)

Moderate Value Wildlife Habitat (Chaparrral)

Low Value Wildlife Habitat (Disturbed Woodlands)

Source: Mt. Wilson, California USGS Topographic Quad, 1988. LSA Associates, Inc., 1995.

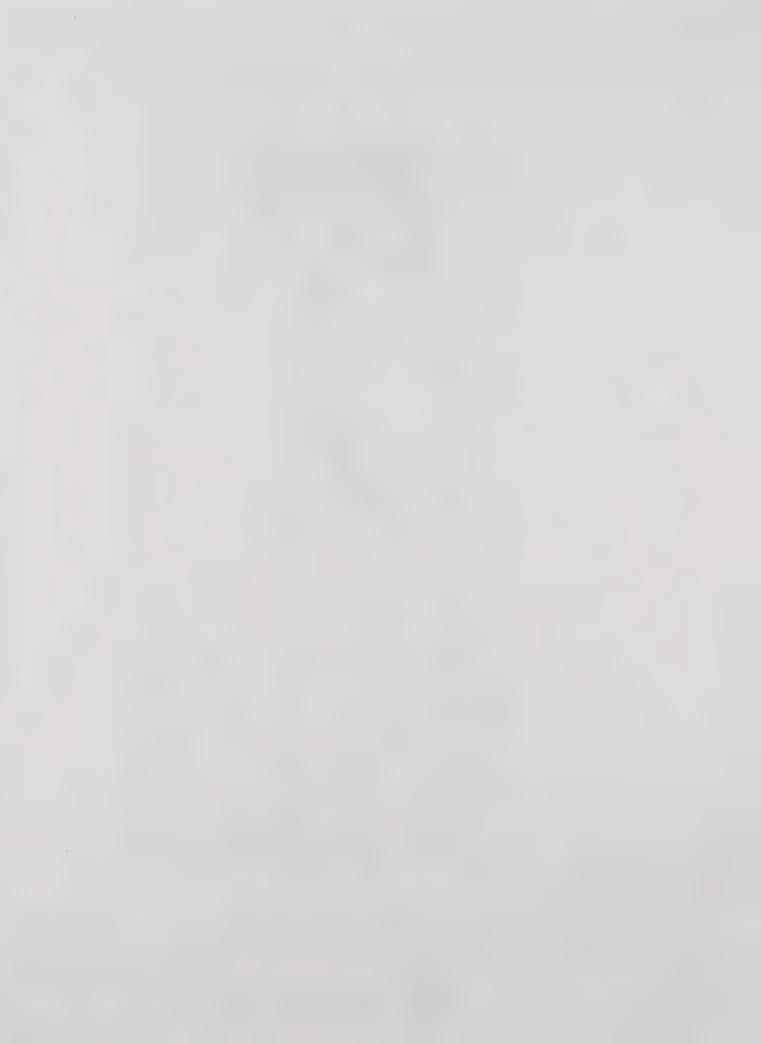
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Areas of Biological Sensitivity

Figure 4-1





Today, there are still sizable parcels within the City that have natural vegetation, stream channels, wildlife corridors, and panoramic views. The City has already recognized the value of one such area by establishing Wilderness Park at the base of the foothills in the northern part of the City. This park was created in order to ensure the preservation of the local native habitats, and to educate residents about the area's environmental resources. As pressures for the development of lands near Wilderness Park grow, physical encroachment of development has the potential to erode the natural balance of existing biological habitats.

## General Plan Approach

It is a high priority of the City to protect and, where feasible, facilitate restoration of the biological productivity and quality of vegetative and wildlife habitats within the remaining open space and hillside areas in the City. Thus, Arcadia will actively work with project designers to take a proactive approach to the management of biological resources within the City's hillside and watershed areas, focusing on preservation of area which have a moderate to high wildlife habitat value. For such projects, the City will determine the environmental sensitivity of individual sites using the information contained in the Development Review Program, the General Plan EIR, and the City's adopted "Rules to Implement the California Environmental Quality Act."

## WATER RESOURCES

#### Issues

Since water must be available for drinking, irrigation, waste treatment, and fire protection, both the adequacy of long-term supply and quality of water resources are of concern to the City of Arcadia. Apart from the physical distribution of water to the end user, the provision of water requires the management of an entire water resource system consisting of watershed lands, underground aquifers, reservoirs, streams, creeks, and groundwater recharge areas. Impacts to any one of these water resource system components, due to drought, loss of resources or contamination could have an affect on the ability to provide clean and abundant water to the community.

The recently adopted SB 901 requires that water conservation be addressed by a city's General Plan, in coordination with all other water agencies that may have an effect on the city's water. Pursuant to this legislation, Arcadia has prepared an *Urban Water Management Plan* which is planned for adoption in 1996. This plan addresses historic water use within the City, as well as existing and proposed future conservation methods, based on the land uses permitted by this General Plan document. It also includes a water shortage contingency plan and analysis of water supply and possible deficiency.



A discussion of the City's water distribution system is included in the Municipal Facilities and Services chapter.

Over the last ten years, the City has been dependent on groundwater resources as its primary source of water. Starting in 1986 and ending in late 1992, California had consistent years of below average rainfall. Due to this long-term drought condition, local groundwater basins and imported supplies within the region were severely depleted. During the drought, Statewide water conservation efforts caused a decline in water consumption (Figure 4-2). Arcadia adopted Ordinance No. 1930, which established a water conservation plan for the City, including the prohibition of certain uses, water use reduction targets, and surcharge penalties. These measures resulted in a steep decline in local water usage. With the easing of the drought, the City has eased water use restrictions; however, recurring drought conditions are a reality of life in Southern California.

The City owns production rights of up to 14,952 acre-feet per year, including production rights in the East Raymond Basin, which are reduced when the water table declines below an established limit. Any water pumped above this amount must be replaced by the purchase of replenishment water through the appointed Watermaster. In addition, Arcadia is a member of the Upper San Gabriel Municipal Water District, which is a member agency of the Metropolitan Water District of Southern California (MWD). The Upper San Gabriel Municipal Water District has prepared and adopted an Urban Water Management Plan for its service area, including the City of Arcadia. According this plan, the district is capable of supplying water to existing and new development consistent with the growth projections used by MWD in its water resource planning programs. However, according to the Upper San Gabriel Municipal Water District's Urban Water Management Plan, in order for MWD to fulfill its contractual delivery requirements, additional water supplies for the State Water Project need to be developed.

Thus, although imported water supplies are available from MWD, should there be a shortage in the City's water supply, such as during a severe drought condition, given the large regional demand for such imported water supplies during drought conditions, imported water supplies may not be able to provide a reliable, uninterrupted supply. Despite current adequate water supplies in Southern California, MWD has estimated that future shortfalls in water availability within MWD's system may occur throughout the State on an irregular basis.

Two public facilities are maintained within the Arcadia planning area that have water conservation functions: a 197 acre flood control and debris disposal area, located south of the Wilderness Park, and the 124 acre Peck Road basin. Continued availability of both of these facilities for groundwater recharge is important to ensure the long-term availability of adequate water resources.

Arcadia's well water complies with standards established in the Safe Drinking Water Act, and is of excellent quality. Future development and redevelopment within Arcadia has the potential to adversely affect water quality, since runoff from

City of Arcadia Water Resources Technical Memorandum, Boyle Engineering, January 1996.



streets and storm drains flows directly into the recharge basins that feed the underlying groundwater aquifers. Runoff from streets, parking areas, and other developed lands often carries various levels of water pollutants, such as oils, grease, organic wastes, nitrogen, phosphorous, hydrocarbons, heavy metals and pesticides. Storm events of low intensity precipitation and/or short duration will produce slightly increased amounts of pollutant runoff from developed areas. This is generally referred to as "first flush" conditions. Nuisance flows (runoff from developed areas during dry periods) can also contribute to water quality problems. These flows are more likely to occur in the residential areas due to lawn watering, swimming pool draining, hosing of driveways and sidewalks, and car washing activities. Compliance with NPDES requirements will ensure adequate protection of groundwater quality.

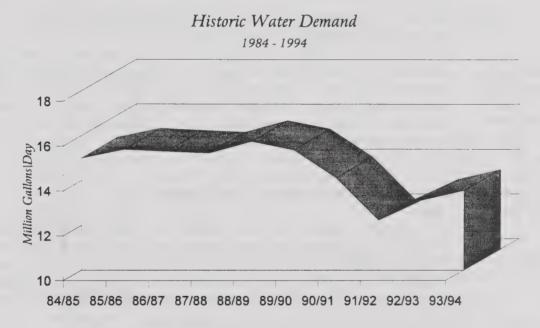


Figure 4-2. Historic Water Demand

During grading and construction of the remaining vacant parcels within the City, there will be an increased potential for short-term erosion and transport of sediment to surrounding drainage. This will especially be evident in the development of the City's remaining hillside areas. This temporary impact, however, can be mitigated with standard erosion control measures, and will be alleviated after construction when landscaping of the development is completed. After completion of construction and the establishment of stable landscaping, sediment production from development areas will be reduced.



## General Plan Approach

Since Arcadia is dependent on local water resources, the City recognizes the importance of the existing water resource system, and will continue to take a comprehensive approach to the preservation of water resources within the planning area through a combination of land use controls, water conservation, and urban runoff management. The City will fulfill its responsibility for the management of water resources within the planning area through implementation of NPDES requirements and the following concepts.

## Coordinate General Plan Build Out with Available Water Supplies

As part of establishing a "build out" population for the Arcadia General Plan planning area, the City has defined the water supplies that can reasonably be made available to support new development in the foreseeable future. Land uses and intensities reflected on the General Plan land use map will result in a level of water consumption that is consistent with the availability of water supplies. Future development projects will be analyzed for their effect on long-term water availability to ensure that adequate water supplies will continue to be available to support existing uses within Arcadia.

Impacts to groundwater quality caused by the other hazardous substances is addressed in the Environmental Hazards chapter.

## Protect and Improve Area Water Quality

Water quality concerns will be integrated into storm water management planning, ensuring that designs for urban runoff pollutant management are part of the overall planning and approval processes for new development proposals. Mitigation for pollutant and sediment loading will include concepts of slowing water flows to enhance percolation and other filtering Best Management Practices, allowing them to work in harmony with the area's topography.

Balanced with the need to provide adequate flood control, the City recognizes its responsibility to protect the quality of groundwater from the harmful effects of storm water runoff. The City will, therefore, fulfill its water quality responsibilities as a "copermittee" under the Federal Clean Water Act, as amended, and implement the provisions of the National Pollution Discharge Elimination System (NPDES) by defining and requiring that "Best Management Practices" (BMP) be employed to improve the quality of storm water runoff from the storm drain system and City roadways. The City of Arcadia will also continue to monitor emerging technologies and techniques of minimizing water quality impacts from storm water runoff and require the implementation of new BMPs as they are devised.



## Reduce Water Consumption

Continued water conservation in Arcadia will be achieved through a combination of enforcing the City's existing Water Conservation Plan, expanding the water conservation requirements found in the City's building and plumbing codes, expanding requirements for water efficient landscaping as part of new development approvals, and encouraging drought tolerant landscaping in existing developed areas.

## Research the Use of Reclaimed Water

Although a source and distribution system has not been identified, the City will work with the Los Angeles County Sanitation District and neighboring cities in planning and potential for use of reclaimed water for irrigation purposes.

#### MINERAL RESOURCES

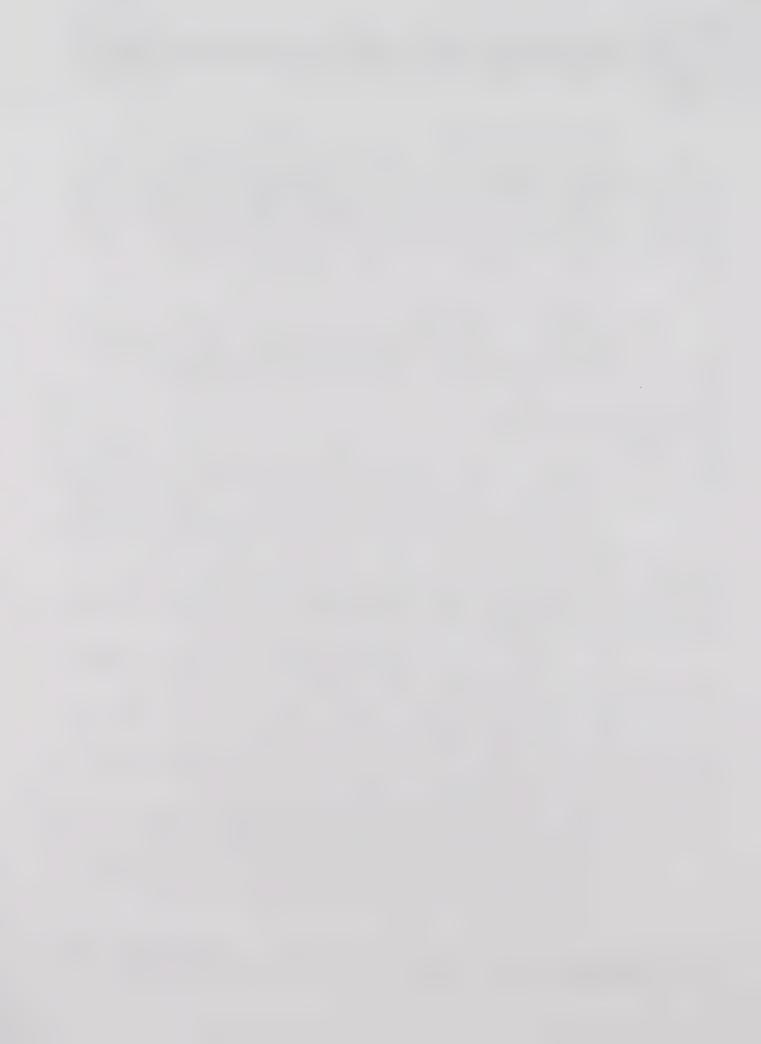
#### Issues

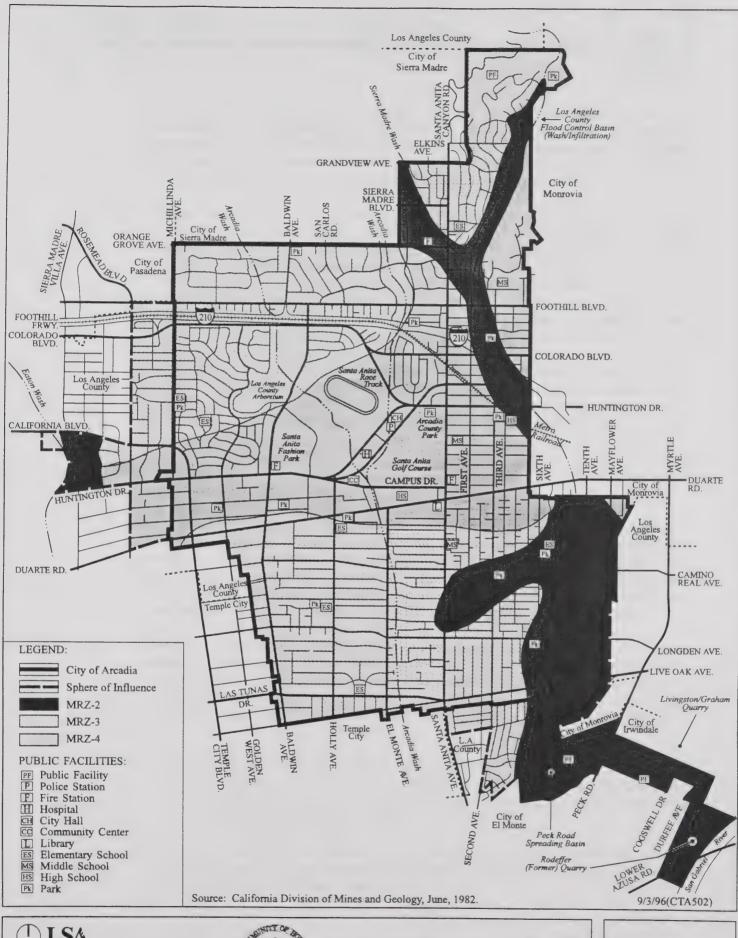
According to the Surface Mining and Reclamation Act of 1975 (SMARA), local agencies must establish mineral resource policies in their general plans that recognize the mineral information provided in the State's classification process, assist in the management of land uses that affect areas of statewide and regional significance, and emphasize the conservation and development of identified mineral deposits.

Within the Arcadia General Plan study area, three different mineral resource zones (MRZs) are found. The boundaries of these zones are shown in Figure 4-3, and are defined as follows:

- MRZ 2 Areas where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists.
- MRZ 3 Areas containing mineral deposits, the significance of which cannot be evaluated from the available data.
- MRZ 4 Areas where available information is inadequate for assignment to any other MRZ zone.

Of the areas within the Arcadia planning area designated by the California Department of Mines and Geology to have significant mineral resources, only four sites have not been developed for urban uses: the Flood Control wash and infiltration basin at the northern portion of the City, the former Rodeffer sand and gravel excavation site, the Peck Road spreading basin, and the Livingston-Graham sand and gavel extraction site. The flood control wash and Peck Road spreading basin

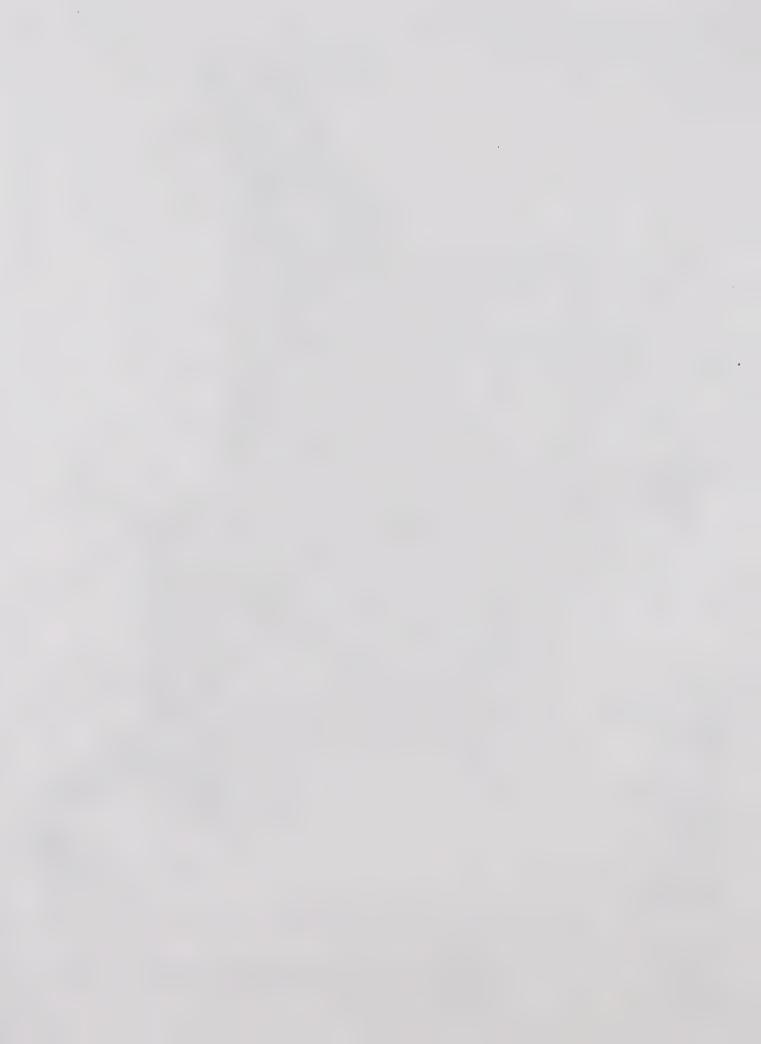






1200' 2400'







are required for flood control purposes, and are not available for mineral extraction. As mentioned above, the Rodeffer Quarry is not reasonably available for further mineral extraction. Thus, only the Livingston-Graham sand and gravel extraction site, the southerly portion of which is located within the City of Arcadia north of Clark Street, would be available for future mining activity.

The Surface Mining and Reclamation Act requires reclamation of former mineral extraction sites. From 1967 to 1990, an 85 acre sand and gravel extraction operation, known as the Rodeffer Quarry, was active in the southeastern portion of the City. Currently, the quarry pit is between 150 and 165 feet deep, including approximately 40 feet of standing water. Groundwater intrusion was a major reason for the discontinuance of mining activity at the quarry, and it appears that additional mining at this site would be economically infeasible. In addition, the westerly face of the quarry, adjacent to a residential neighborhood in the City of El Monte, is slumping. The City of Arcadia has approved a Conditional Use Permit to allow the operation of an inert landfill on the site. It is estimated that filling the pit will take 8 to 12 years. The filling of the quarry pit, including buttressing of the slumping side slope, will stabilize existing slopes and allow the subsequent reuse of the site. However, ongoing litigation has prevented commencement of the reclamation operation.

## General Plan Approach

It is the intent of the General Plan to protect the potential for future mineral extraction from the Livingston-Graham site. Active sand and gravel extraction is occurring in the northerly portion of this quarry within the City of Irwindale, and it is possible that extraction operations could be reactivated in the Arcadia portion of this quarry. Thus, the Arcadia General Plan land use map indicates land uses compatible with future extraction operations on lands adjacent to this quarry.

The City recognizes the importance of local mineral resources and will work with quarry operators to ensure that new development does not impact the development of resources found within and adjacent to the Arcadia Planning Area, and that future impacts which could be caused by quarrying operations are mitigated. Thus, the General Plan's approach to mineral resource management is to:

- minimize or prevent adverse environmental effects and potential public safety hazards of future mineral extraction operations, and to facilitate the reclamation of mined lands to a usable condition which is readily adaptable for long-term planned land uses;
- encourage the production and conservation of minerals, while giving consideration to watershed, wildlife, range and forage, aesthetic enjoyment, and other environmental factors.



## HISTORIC RESOURCES

#### Issues

A review of historic sites and records conducted by the City in June 1995 through the South Central Coastal Information Center at the UCLA Institute of Archaeology, and including searches of the National Register of Historic Places, the California State Historic Resources Inventory, *California Points of Historical Interest* (1992), and the listing of California Historical Landmarks in the region, identified the following historic resources within the City:

- The Queen Anne Cottage and Coach Barn, located at the Los Angeles County Arboretum, has been listed on the National Register of Historic Places, and has also been designated as a California Historic Landmark (No. 367). The Cottage, built by Elias Jackson "Lucky" Baldwin in 1881, was restored and dedicated to the public in 1954.
- The Hugo Reid Adobe, also located at the Arboretum, has been designated as California Historic Landmark No. 368. Built in 1839, the Adobe was the first permanent structure to be located on the 13,000 acre Rancho Santa Anita, which was granted to Reid by the government of Mexico in 1845. The original 3-room adobe was reconstructed during the years 1956 to 1961, utilizing extensive archaeological excavations to determine the structure's original configuration, as well as authentic construction techniques to replace some of the most deteriorated adobe blocks.
- The Santa Anita Assembly Center (along with a similar historic site in Pomona) is designated as California Historical Landmark No. 934. Located at the existing site of the Santa Anita Race Track, the landmark designation reflects the use of this site as a temporary detention camp for the incarceration of Japanese Americans during World War II.
- Santa Anita Park race track opened in its present location in 1934. The race track facility, including grandstand, paddock, circular receiving barn, clubhouse, saddling stall, and stables, appears to be eligible for the California Register of Historic Places. The rich history of the race track, its close identification with Arcadia's history, and the unique architecture of the southerly facade of the race track's grandstands, and the high visibility of the grandstand structure, combine to make this facility a significant local cultural and historic landmark.
- The Santa Anita Depot is listed as a California Point of Historical Interest. The depot was moved to the Arboretum in 1967 due to the imminent construction of the Foothill Freeway, which now passes through the Depot's original site.



- A historical site designated as CA-LAN-1868H was recorded by Richard Wessel in 1990. The site, which is located within the National Forest Service Center in Arcadia, consists of a water ditch filled with domestic refuse from the 1920s.
- The Anoakia School site, located at 701 West Foothill Boulevard, is listed on the State Office of Historic Preservation's Historic Property Data File as appearing eligible for listing on the National Register of Historic Places.

As indicated above, most of Arcadia's historic resources are within publicly owned properties, and are afforded adequate protection. Future development of the Anoakia School site and potential commercial entertainment development south of the race track grandstands have the potential to impact the historic character and significance of these sites. In addition, development adjacent to all of the sites identified above could impact the historic context or visibility of the resources.

## General Plan Approach

Arcadia recognizes the importance of the historic resources identified above, and will work to ensure the preservation of significant sites. Thus, new development within and adjacent to privately owned historic sites (as defined by the criteria set forth in the California Register of Historic Places) is to be compatible with the building's or site's historic significance.

Since the remaining physical examples of the City's history and cultural heritage, other than those identified above, are located on individual parcels throughout the City, the concept of preserving such sites on a site-by-site basis using the City's development review process is necessary. In order to be successful, potential historic and cultural sites which show merit for preservation will be judged using the following criteria.

A resource is considered to be of significant cultural value if it possesses one or more of the following characteristics:

- It exemplifies or reflects the broad cultural, political, economic or social history of the U.S., California, or City of Arcadia.
- It has yielded or has the potential to yield information in history or prehistory.
- It is representative of one of the diverse styles and variations of residential and commercial architecture found in Arcadia, whether vernacular or a work of identifiable artisans, master craftsmen, builder, or architects important locally or with wider significance.
- It is an object of significance because of its design or pleasing appearance in a setting.



- It is a site or structure that is important to the prehistory or history of the community.
- It is a surviving site, route or structure important to the early settlement, economic origins, or technological development of the locale.
- It is a grouping or set of structures, historic sites or features, design components, natural features and landscape architecture, or other interesting details, which together create exceptionally rich history or cultural ambiance.
- It is a hillside, geologic formations, body of water, arroyo, remaining natural vegetation or other striking or familiar physical characteristic that is important to the special character, historic identity or aesthetic setting of the community.

Preservation or adaptive reuse of historic structures and landmarks within the planning area is the preferred approach. Where preservation or adaptive reuse is not possible, future development of sites containing significant historical, cultural, or architectural character should respect the character and historical references of the original feature. In addition, where appropriate, relocation of historic structures (such as is the case with the Arcadia Depot) is encouraged if feasible and if their preservation in place is not possible.

## **ENERGY RESOURCES**

## Issues

Energy conservation has become an increasingly important concern as increasing demands upon the limited supply of energy sources have led to an increased reliance on foreign oil and the need for expensive new power-generation plants and support facilities for the production and distribution of energy. In addition, the commercial and residential use of electrical energy and natural gas, which is used for heating and cooling, refrigeration, food preparation, and lighting, results in significant emissions of pollutants, particularly nitrogen oxide (No<sub>x</sub>). Production of these emissions occurs both at the site it is being used as well as at regional utility power plants needed to generate electricity. Conservation and appliance standards have resulted in a reduction in the over energy usage in the last decade. According to the West San Gabriel Valley Air Quality Plan, however, residential electricity use in the Los Angeles Basin is projected to increase by 50 percent over the next 20 years.

## General Plan Approach

Arcadia will strive to reduce the residential and commercial/industrial consumption of energy resources through promotion of efficient land use patterns



(such as those proposed as part of mixed use concepts), reductions in the number of vehicle miles traveled, incorporation of energy conservation systems into new and existing development, increased use of alternative sources of energy, and conveying energy conservation information to the public.

On a community scale, the City of Arcadia will help reduce energy consumption in a number of ways. By encouraging increases in local employment opportunities, and by providing housing in proximity to employment, commercial, and recreational opportunities, energy consumed in automobile travel can be reduced.

The City's reinvestment in the Downtown area is a good example of this technique of energy conservation using proper land use planning. In this area, jobs generating land uses are being focused in an area which is close to higher density housing and future rail transit facilities. The City's Downtown area is also being refitted with new pedestrian facilities to encourage pedestrian activity in the area. In addition, the City's housing efforts will be concentrated in the area adjacent to downtown. Finally, the land use portion of this Plan which designates lands in the southerly portion of the City for industrial uses, will generate employment in close proximity to a large work force, as well as to regional transportation facilities.

Energy used to operate a building can be categorized into direct and indirect uses. Space conditioning (heating and cooling) and appliance operation are the major direct uses. Water supply, wastewater treatment, and solid waste disposal consume energy indirectly. Production of commodities by industrial development is a direct use of energy, while the production of food and commodities consumed by the residential sector is an indirect use of energy. The General Plan contains strategies and programs to encourage building energy efficiency.

Site design also affects energy consumption. The effectiveness of passive solar design measures at the building scale is influenced by the orientation of structures, which in turn affects winter heat gain and the effectiveness of summer shading devises. Site design also affects solar access to south-facing glazing and collectors, as well as natural ventilation and shading throughout the year. Site design also affects indirect use of energy, including water use for irrigation, and the availability of usable outdoor environments. The General Plan's development review program includes guidelines for energy efficient development.

#### SOLID WASTE MANAGEMENT

#### Issues

With the passage of the California Integrated Waste Management Act of 1989 (commonly referred to as AB 939) all California cities are required to prepare and implement a plan to reduce the amount of waste going to regional land fills by 25 percent by 1995 and 50 percent by the year 2000. As required by AB 939 and AB 1820, the City of Arcadia prepared and adopted a Source Reduction and Recycling



Element which sets waste recycling, reduction and diversion strategies for the next 15 to 20 years.

According to the City's Source Reduction and Recycling Element, the remaining landfill capacity in the entire county is estimated to be exhausted by the year 1999, and given the limitations associated with the number of landfills, the Element concludes that daily disposal capacity shortfalls could occur as early as 1996.

## General Plan Approach

It is Arcadia's intent to reduce the amount of solid waste being generated within the City through a cost-effective combination of source reduction, recycling, and composting programs as outlined in its Source Reduction and Recycling Element. This effort achieves a diversion rate of approximately 28 percent in 1995, and is expected to achieve a diversion rate of 55.8 percent by the year 2000.

## **GENERAL PLAN STRATEGIES**

## AIR QUALITY

## Public Information and Community Involvement

- ER-1 Facilitate public compliance with applicable air quality regulations through improved public education programs, including dissemination of SCAQMD information packets to applicants for commercial and industrial building permits and incorporation of requirements for obtaining applicable SCAQMD permits into the City's development approval process.
- ER-2 Encourage greater public participation in voluntary air pollution reduction programs through local public education programs.

## Regional Coordination

- ER-3 Coordinate land use, circulation, infrastructure, and air quality improvement efforts with the West San Gabriel Valley Planning Council, regional planning agencies, and surrounding municipalities.
- ER-4 Utilize the General Plan as the basis for working with Los Angeles County and SCAG in the development of regional growth forecasts and housing needs assessments.



## Transportation Improvements and Systems Management

- ER-5 Pursue implementation of a City-wide computerized signal system that would be capable of being linked with similar systems in other municipalities and thus coordinated on a regional scale.
- ER-6 Continually evaluate the efficiency of the City's Signal Maintenance Program and make adjustments where necessary to maximize transportation levels of service.
- ER-7 Improve the functioning of existing roadways where additional rights-ofway cannot be acquired due to existing development by consolidating driveways and facilitating reciprocal access agreements between adjacent uses.
- ER-8 Maintain, as needed, the current practice of manual traffic control during racing season in the vicinity of the Santa Anita Park Race Track.

## Transportation Demand Management

- ER-9 Reduce reliance on single occupant vehicle travel and reduce the number of vehicles on City streets during peak travel hours by establishing transportation demand management programs in commercial and industrial areas.
- ER- 10 Facilitate establishment of transportation management associations (TMAs) among major employers in the City for coordination of transportation management activities, parking management, and cooperation on local programs to improve local transit service, and pedestrian-oriented designs.
- ER-11 Support State legislative measures that provide incentives to stimulate and increase the use of van-pools for work-related trips.
- ER-12 Encourage and facilitate where feasible, the financing and construction of permanent park-and-ride facilities.
- ER-13 Promote the provision of satellite work office facilities for large employers with multiple work sites by working with the local business community to identify potential tenants and centralized locations within the City.

## Land Use

ER-14 Encourage the development of job-intensive uses within Arcadia's Downtown and intensification of residential densities adjacent to downtown in an effort to reduce the length of home-to-job commutes by local residents.



ER-15 Encourage mixed use residential/commercial development, where appropriate, in order to allow employees the opportunity to live and work at the same location.

## Waste Recycling

ER-16 Facilitate implementation of the City's Source Reduction and Recycling Element.

#### **BIOLOGICAL RESOURCES**

- ER-17 Require that new development of lands having high value wildlife habitat, as identified in Figure 4-1, "Areas of Biological Sensitivity," maintains the habitat value of the site.
- ER-18 Require all new developments, including roads and other public projects, that are proposed adjacent to riparian and other biologically sensitive habitats, provide adequate buffers and are set back a sufficient distance to avoid significant impacts to such areas. Require that the activities permitted within these setbacks be consistent with preserving the habitat value of the biologically sensitive habitat, and that grading of lands adjacent to areas of high wildlife habitat value, as identified in Figure 4-1, does not change drainage patterns to the extent that the habitat value of biologically sensitive areas is jeopardized because of either too much or too little post-development runoff.
- ER-19 Encourage education programs that increase public awareness of the importance of biological resources and which:
  - promote awareness of local biological resources;
  - inform the public about regional protection and preservation programs;
  - foster community attitudes and behaviors that protect regional plants and wildlife; and
  - encourage community involvement in local and regional protection programs.
- ER-20 Require that development occurring adjacent to the Arcadia Wilderness Park provide appropriate mitigation measures for potential impacts to the preserve.



#### **ENERGY RESOURCES**

- ER-21 Support the SCAQMD and the California Energy Commission in adopting regulations to increase the thermal integrity of building shells, increase the efficiency of combustion equipment, and reduce building thermal loads through controls or automation.
- ER-22 Support the development and use of alternative fuel sources for transportation related activities (i.e., City vehicles and buildings) to reduce local government energy demands.
- ER-23 Ensure that all new development meets or exceeds the State and local energy conservation requirements.
- ER-24 Support legislative efforts to revise utility rates in a manner that provides incentives for energy conservation and provides funding for research and development of alternative energy sources.
- ER-25 Reduce the amount of energy consumed by City operations and assist residents and businesses in reducing their energy consumption by:
  - emphasizing fuel efficiency in the acquisition and use of City-owned vehicles and equipment;
  - periodically reviewing energy consumption in City buildings and implement programs to reduce energy use; and
  - increasing public awareness of energy conservation techniques through the public dissemination of conservation information.
- ER-26 Within new industrial and large commercial uses, promote the installation of heat recovery and co-generation facilities where feasible.
- ER-27 Promote innovative building, site design, and orientation techniques which minimize energy use to the extent feasible.
- ER-28 Facilitate the provision of energy efficient modes of transportation and fixed facilities which establish transit, bicycle, equestrian, and pedestrian as desirable alternatives.
- ER-29 Support efforts at the State and/or federal levels relative to the funding of research and/or the development of alternate energy sources.
- ER-30 Promote the application of active solar energy systems in single family residential units by facilitating, where possible, the efforts of federal and State entities in the allocation of cost incentive programs.



#### **WATER RESOURCES**

- ER-31 Ensure fulfillment of the City's responsibilities relative to the requirements of the County's NPDES permitting and implementing programs.
- ER-32 Continue to implement the City's Water Conservation Plan contained in the Arcadia Municipal Code.
- ER-33 Facilitate public understanding of the need for water conservation by distributing water conservation information to the public as appropriate.
- ER-34 Maintain contingency plans for continuing water services in the event of large scale emergencies.
- ER-35 Protect existing groundwater recharge capacities within formal recharge facilities, as well as within proposed development sites where such development could have a negative effect on groundwater recharge.
- ER-36 Ensure that proposed development projects avoid degradation of groundwater quality.
- ER-37 Encourage the installation of efficient irrigation systems (e.g., drip irrigation, soil moisture sensors and automatic irrigation systems) which minimize runoff and evaporation and maximize the water that will reach the plant roots.

#### **MINERAL RESOURCES**

- ER-38 Monitor current regulations regarding the extraction of minerals for changes that would impact the General Plan study area, and modify City policies and/or ordinances to reflect new regulations.
- ER-39 Ensure protection of adjacent land uses from potential hazards related to existing and past mining and drilling activities.
- ER-40 In making land use decisions involving areas which have been designated pursuant to the California Surface Mining and Reclamation Act (SMARA) as having minerals of regional significance, balance mineral values against alternative land uses in consideration of the importance of these minerals to their market region as a whole, and not just their importance to Arcadia.
- ER-41 Require that potential environmental effects as dust, noise and erosion of quarrying sand and gravel are minimized to the maximum feasible extent.



ER-42 When processing requests for quarrying operations, require the preparation and implementation of reclamation plans, including the contouring and revegetation of sites after quarry activities cease.

### **CULTURAL RESOURCES**

#### Historic Resources

- ER-43 Require that new development or remodeling project designs within and adjacent to historic properties (as defined by the criteria set forth in the California Register of Historic Places) is compatible with the building's or site's historic significance.
- ER-44 Maintain an up-to-date inventory of historically, culturally and/or architecturally significant structures or sites, in order to promote the awareness of these community resources.
- ER-45 Use the landmark designation process of the State and federal historic preservation codes to promote the preservation of historically or architecturally significant sites and structures.
- ER-46 Structures of historical, cultural or architectural merit which are proposed for demolition, because of public improvement projects, shall be considered for relocation as a means of preservation. Relocation within the same neighborhood, to another compatible neighborhood or to the Arboretum shall be encouraged.
- ER-47 Support the continuation and appropriate expansion of Federal and State programs which provide tax and other incentives for the rehabilitation of historically or architecturally significant structures.
- ER-48 Promote the listing of the Santa Anita Race Track, including the grandstand, paddock, circular receiving barn, clubhouse, saddling stalls, and stables, for the *California Register of Historic Resources*.

## Archaeological and Paleontological Resources

- ER-49 Preserve significant archaeological and paleontological resource in-situ, when feasible. When avoidance of impacts is not possible, require data recovery mitigation for all significant deposits. All forms of excavation in deposits of native American origin shall be coordinated and monitored by appropriate representatives.
- ER-50 During any future construction activities on properties with the potential to contain archaeologic resources, require the retention of a qualified



archaeologist to monitor the removal of the earth covering the project area, and identify cultural materials if they are uncovered. If cultural materials are found, require that construction activity in the vicinity of a discovery be redirected until the archaeologist has assessed the significance of the find and appropriate field documentation and mitigation has been completed.

- ER-51 If human remains are discovered during construction activities, the Los Angeles County Coroner will be asked to identify the bone and establish its relative age. If this bone is prehistoric, a Native American representative will be consulted to participate in the recovery and disposition of the remains.
- ER-52 Require that site-specific studies be conducted for future development projects with the potential to impact paleontological resources. Such studies will assess impacts and make recommendations for appropriate mitigation.



#### INTRODUCTION

This chapter of the General Plan provides the goals, approaches, and strategies necessary to protect Arcadia's residents from the hazards associated with its natural and man-made environments. The focus of the Environmental Hazards chapter is to incorporate public safety considerations into the City's planning and decision making processes and to reduce identifiable risks.

## Environmental Hazards Issue Areas

Seismicity and Geology: Hazards directly associated with ground movement during earth-quake activities, as well as those hazards associated with either secondary effects of seismic activities, or other non-seismic geological phenomenon. These could include landslides, mudslides, rock falls, liquefaction, subsidence, etc.

Stormwater Management and Flooding: Minimizing hazards resulting from any potential flooding. Noise: The identification and mitigation of excessive noise levels within the community.

Hazardous Materials: Minimizing the risks associated with the use, transportation and/or storage of hazardous materials and hazardous waste.

Wildland Fire Management: Minimizing the effects of wildland fires within the City of Arcadia along the boundary of urban development.

#### LEGAL AUTHORITY

The Environmental Hazards Chapter contains policies relating to five major types of hazards: seismicity and geology, stormwater management and flooding, noise, hazardous materials, and wildland fire management. Under State Law (Government Code Section 65302[g]) the City is required to include:

"A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and land-slides; subsidence and other geologic hazards known to the legislative body; flooding; and wild land and urban fires."

State law further requires that the element include mapping of all known seismic and other geologic hazards, and address evacuation routes, peak load water supply requirements, minimum road widths, and clearance around structures.



In addition, State Law (Government Code Section 65302[f]), requires that each General Plan include a Noise Element which:

"...shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines adopted by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels..."

The Arcadia General Plan incorporates each of these State requirements into the Environmental Hazards chapter. Table 1-A, *Index to the Location of State Mandated General Plan Issues Within the Arcadia General Plan*, within the Introduction chapter of the General Plan provides reference to State General Plan requirements, indicating the section of the Arcadia General Plan under which each State requirement is fulfilled.

## **GENERAL PLAN APPROACH**

#### ENVIRONMENTAL HAZARDS GOALS

It is the goal of the City of Arcadia to:

- minimize potential for loss of life, physical injury, property damage, and social disruption resulting from: seismic ground shaking, non-seismic geologic events, and floods and dam inundations;
- achieve and maintain noise compatible land use relationships consistent
  with the nature and character of individual land uses within the Arcadia
  planning area;
- protect life and property from the potential short- and long-term adverse affects of the transportation, storage, treatment, and disposal of hazardous materials within the Arcadia planning area; and
- manage and protect areas at the boundary of the City from the potential for loss of life, physical injury, property damage, and social disruption resulting from wildland fires.

#### ACCEPTABLE RISK

Residents, workers, and visitors to Arcadia are exposed to a wide variety of hazards, resulting from natural phenomena, human intervention in the environment, and accidents. These hazards, which are similar in nature and extent in Arcadia to other areas of Southern California, can cause loss of life, bodily injury, and prop-



erty damage. Since elimination of all potential hazards and related risk is physically and economically impossible, Arcadia must set guidelines to determine the extent to which hazards can feasibly be eliminated or avoided, and the degree of risk that is acceptable for various natural and human hazards. For new development, the emphasis is to regulate construction so as to avoid or minimize identifiable risks to the extent possible. Risks identified in existing development, however, may need to be lowered to an acceptable level by physical alteration, relocation or demolition, or a change in land use.

Risk is a product of the severity of consequence of an event and the likelihood of its occurrence. The potential for significant safety impacts increases as each of these two parameters increases. It is the intent of the City's Environmental Hazards Chapter to eliminate *significant* risks. "Significant" risks range from those having a major "Severity of Consequence," which are virtually certain to result, to those having disastrous "Severity of Consequence," but which occur rarely. These significant risks have been determined to be unacceptable in Arcadia's vision of its future. Table 5-A identifies those scenarios that involve significant, unacceptable risks.

For new development, the General Plan emphasizes first avoiding risks by locating development away from hazard areas, and second, regulating construction so as to mitigate risks to acceptable levels. In requiring physical mitigation of hazards, it is the City's specific intent that the mitigation of environmental hazards shall be consistent with the General Plan's environmental protection policies. The General Plan further aims at ensuring that new development does not overburden the ability of disaster agencies to provide relief services in the event of an emergency. The City will also continue its efforts to increase community awareness of hazards, and ways by which to minimize their negative consequences.

#### SEISMICITY AND GEOLOGY

#### Issues

Seismic risk in Arcadia, and throughout Southern California, is directly related to geologic fault activity and seismic shaking. Seismic damage potential depends on proximity to fault zones and underlying geologic conditions. During the past 25 years, for example, Southern California has been struck by several significantly damaging earthquakes: the 1971 San Fernando earthquake, which registered a Richter Scale magnitude of 6.7; the 1987 Whittier Narrows earthquake, which registered a magnitude 5.9; the 5.0 magnitude Sierra Madre earthquake in 1992; and the Northridge earthquake of January, 1994, which registered a 6.7 magnitude on the Richter Scale. Although each of these earthquakes produced significant ground motion within the planning area and substantial damage to some buildings, as well as one fatality at the Santa Anita Race Track in the Sierra Madre earthquake, damage occurring as the result of these earthquakes has not been as widespread in Arcadia as it has been in other areas. The potential exists, however, for substantial damage to occur as the result of earthquakes in the future.



## Table 5-A - Significant, Unacceptable Safety Risk Guidelines

		SEVERITY OF CONSEQUENCE <sup>1</sup>				
		Negligible	Minor	Major	Severe	Disastrous
FREQUENCY OF OCCUR- RENCE <sup>2</sup>	Frequent					
	Likely					
	Unlikely					
	Rare					
	Extraordinary					

	<sup>1</sup> SEVERITY OF CONSEQUENCE CL	ASSIFICATIONS		
Negligible	No significant risk to the public. Buildings continue to be functional, with only minor property damage, such as cracks. No minor injuries.			
Minor	Small levels of public risk with minor property damage. Buildings continue to be structurally sound, although some buildings may be temporarily closed for minor repairs or cleanup. Few minor injuries occur.			
Major	Major level of public risk. Commercial, industrial, and other large buildings suffer moderate to significant damage, but do not collapse, although they may be unusable following the event. Up to 10 severe injuries.			
Severe	Severe public risk with significant pro Many buildings damaged beyond rep buildings not housing large concentr ties continue to operate. Up to 100 s	pair, with some structural collapse of rations of people. Emergency facili-		
Disastrous	Disastrous public risk with significant Many buildings damaged beyond rep spread, including some emergency faries and 10 fatalities occur.	pair, and structural collapse is wide-		
	<sup>2</sup> Frequency of Occur	RENCE		
	Average Frequency	<u>Description</u>		
Frequent	Greater than once a year.	Events that would occur once a year on the average.		
Likely	Between once a year and once in 100 years.	Events that would probably happen once in an average person's lifetime or once during the life of a building.		
Unlikely	Between once in 100 years and once in 10,000 years.	Events that are possible, but are not expected to happen during the useful life of a building.		
Rare	Between once in 10,000 years and once in a million years.	An event that has occurred on a worldwide basis, but only a few times.		
Extraordi- nary	Less than once in 1 million years.	An event that has never oc- curred, but that could theoreti- cally occur.		



Although past earthquakes have not caused extensive damage, the Arcadia planning area does contain two local fault zones (the Raymond Hill Fault and the Sierra Madre Fault System) which pose an additional threat of surface rupture and ground failure due to a major earthquake (Figure 5-1). The extremely thick alluvial deposits which underlie the study area are subject to differential settlement during any intense shaking associated with seismic events. This type of seismic hazard results in damage to property when an area settles to different degrees over a relatively short distance. The actual potential for settlement is, however, difficult to predict. Seismically induced liquefaction has also been identified in areas along the Raymond Hill Fault at and adjacent to the Los Angeles County Arboretum property.

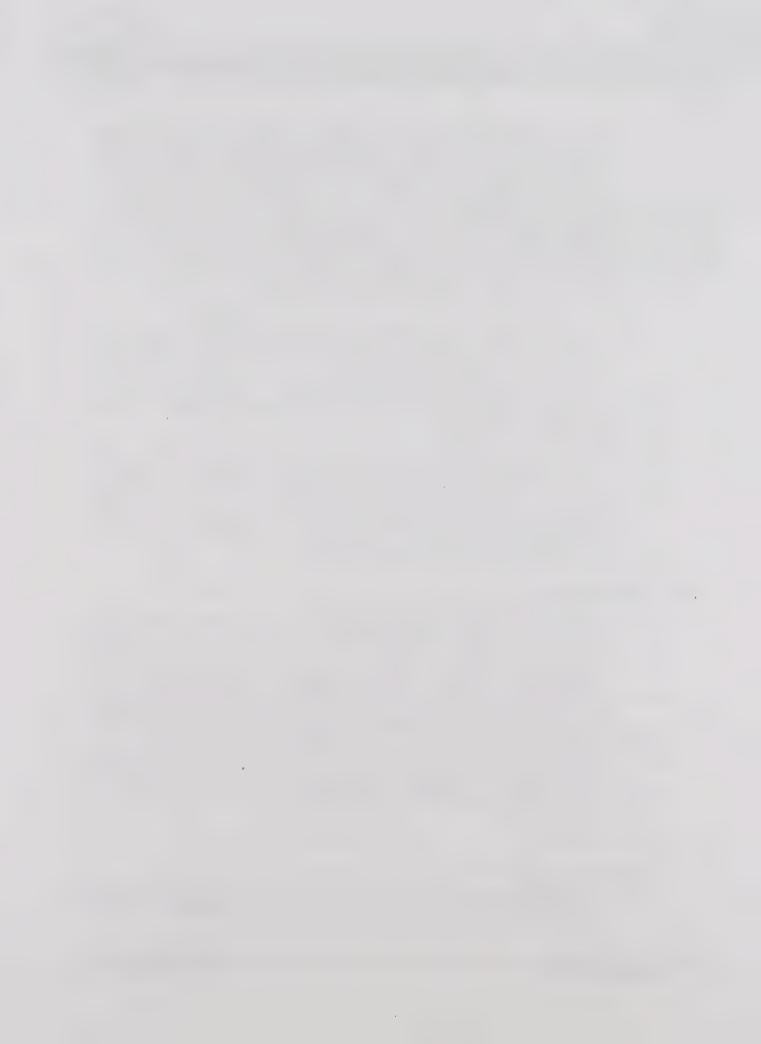
The downslope movement of loose rock or fill material during strong ground shaking or periods of heavy rain can also be expected to occur in hillside areas. There has been a history of land and mudslides within the northern foothill portions of the Arcadia planning area. It is unclear whether these historic landslides have had significant effects on structures or infrastructure within this area; however, slope failure may become an issue when new hillside residential projects are developed.

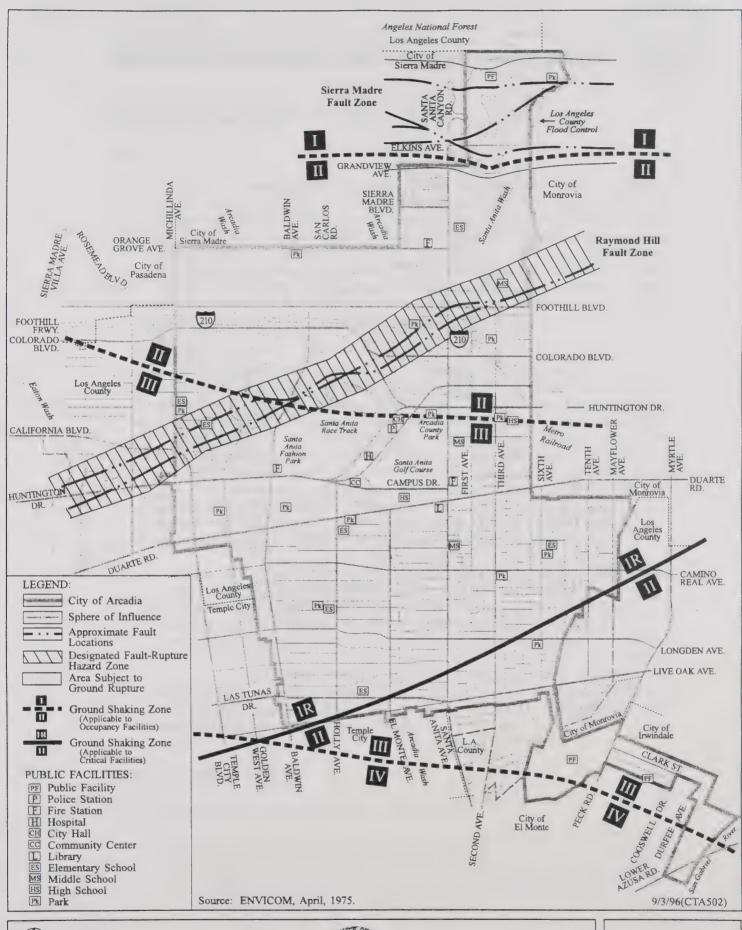
Seismic induced shaking may also induce standing waves (seiches) inside water retention facilities, such as reservoirs and water tanks. Such waves can cause the retention structures to fail and flood downstream properties. Seiching may be a potential hazard for areas in proximity to the Eaton Wash Dam, the Sierra Madre Dam, the Sawpit Dam, Santa Anita Dam, or any other steel reservoirs or water tanks.

## General Plan Approach

The City of Arcadia will require building design to be commensurate with the expected level of groundshaking in a major earthquake, the importance of the structure in disaster relief, and anticipated occupancy loads, based on site-specific soils and geologic conditions. Because of the greater risk involved, high occupancy buildings and buildings which serve needed disaster recovery functions will be designed to withstand a greater degree of groundshaking than low occupancy, low risk buildings. Development in those areas of the City that are included within "Special Studies Zones" will be required to meet the requirements set forth in the Alquist-Priolo Earthquake Fault Zoning Act. For all buildings, construction techniques will be regulated according to the most recent Uniform Building Code or increased requirements as necessary to reduce geologic and seismic risks to acceptable levels.

Liquefaction involves a sudden loss in strength of a saturated, cohesionless soil (predominantly sand) which is caused by shock or strain, such as an earthquake, and results in temporary transformation of the soil to a fluid mass.



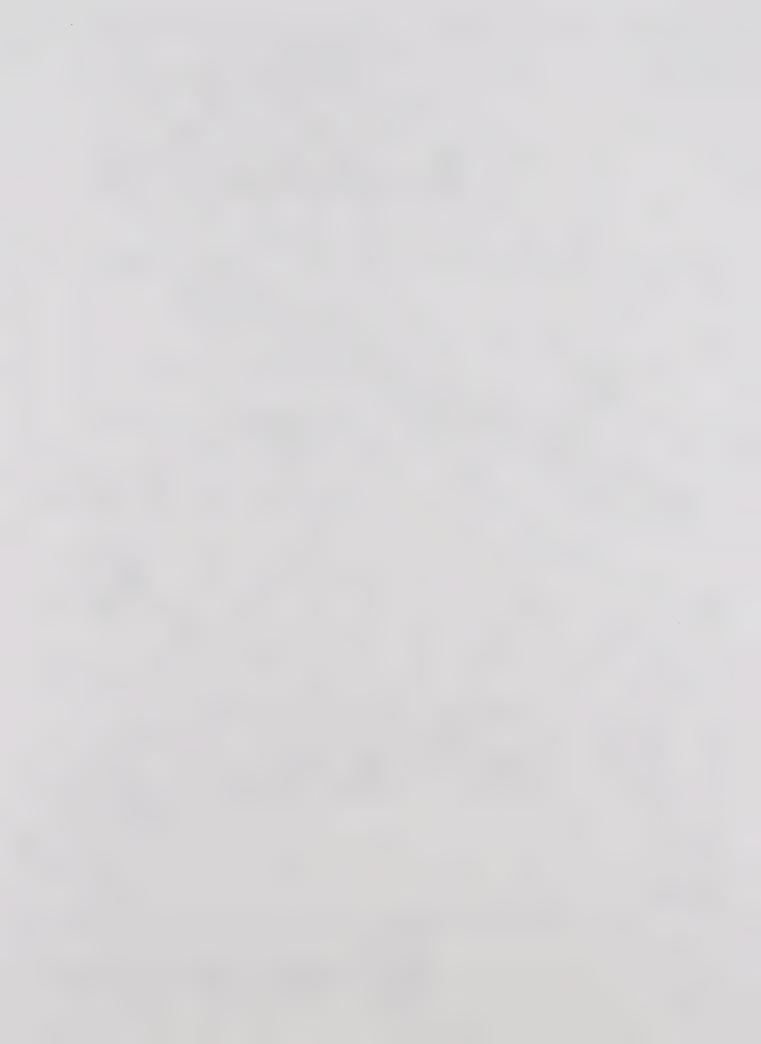






Seismic Hazards

Figure 5-1





#### STORMWATER MANAGEMENT AND FLOODING

#### Issues

The Arcadia General Plan study area receives a considerable amount of runoff generated from watershed areas in the San Gabriel Mountains. Five major channels carry this runoff through the study area. These are, from west to east, the Eaton Wash, Arcadia Wash, Santa Anita Wash, Sierra Madre Wash and the Sawpit Wash. A series of flood control channels within the planning area convey the water through the City to regional facilities to the south. Normal excess flow from these facilities is controlled by the use of spreading basins at specific locations throughout the area. Due to the existence of this system, there are currently no areas within the City that are within a 100-year flood-plain.

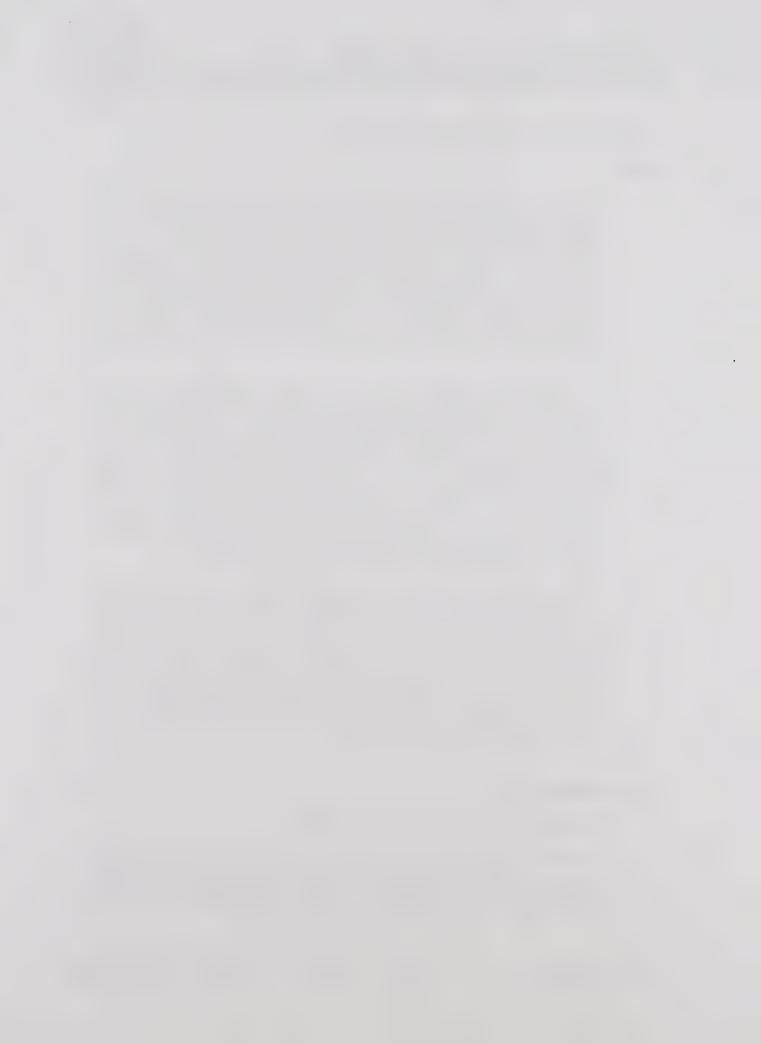
In addition to these washes, the City of Arcadia owns and maintains over four miles of storm drains interconnecting beneath the City. Deficient links in the City's storm drain system have been identified in the City of Arcadia Drainage System Technical Memorandum (Boyle Engineering, 1996), which was prepared concurrently with the General Plan. Areas requiring improvements are generally located in the northern portion of the planning area, within the downtown redevelopment area, and in a residential area just west of El Monte Ave, as well as several other isolated deficiency areas throughout the City. The Master Plan also included a field review of "high maintenance and nuisance areas." In addition, a number of sites scattered throughout the City were identified as exhibiting minor nuisance and maintenance issues.

Portions of the City are located within the flood hazard areas (or inundation areas) of four separate dams, including the Eaton Wash Dam in East Pasadena, the Sierra Madre Dam in the Angeles National Forest above Sierra Madre, the Santa Anita Dam, which is located in the National Forest above Arcadia, and the Sawpit Dam, located in Monrovia. In addition, the Morris S. Jones reservoir is located in the City of Sierra Madre, and its inundation area extends into the study area. Dam failure leading to inundation, although highly unlikely, could occur as the result of a seismic event or as a result of intense storm activity over an extended period of time. The inundation areas for each of these water retention facilities are shown on Figure 5-2.

## General Plan Approach

#### Stormwater Management and Responsibility

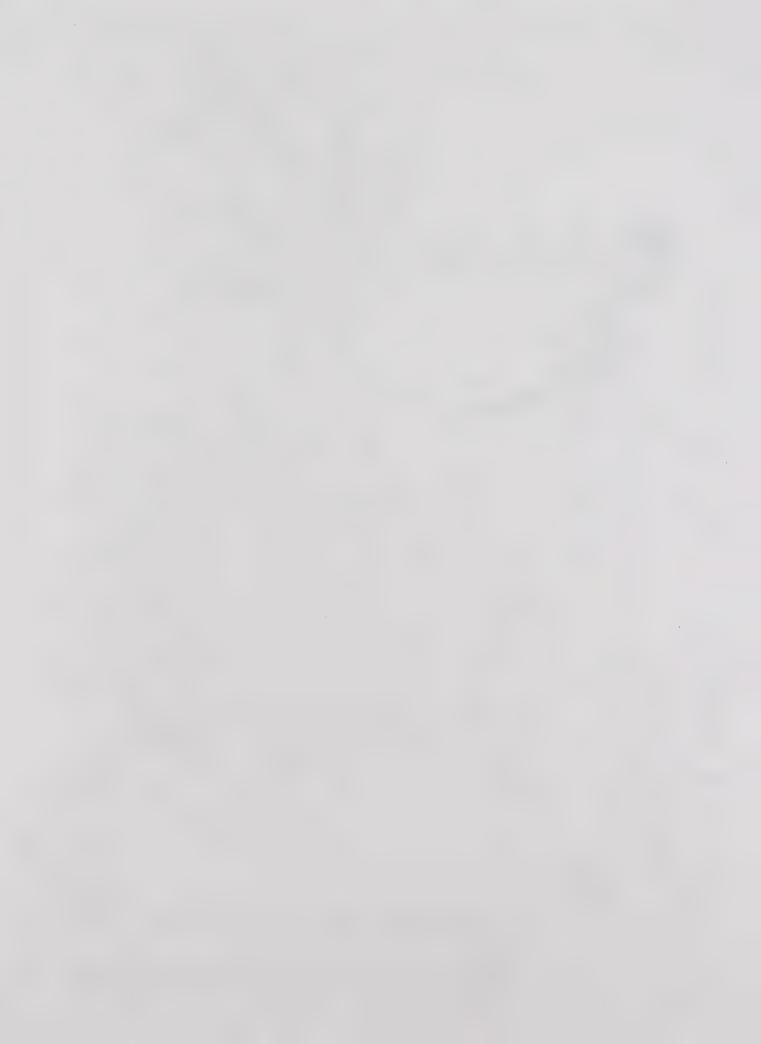
Provision of regional flood control facilities located in the Arcadia planning area is the responsibility of the Los Angeles County Department of Public Works (DPW), which is empowered to construct and maintain regional stormwater management facilities for conservation and public safety purposes.













Local stormwater management facilities, such as the storm drains within area roadways, are the responsibility of the City of Arcadia, while regional facilities are the responsibility of the Los Angeles Department of Public Works (DPW). The City of Arcadia will work closely with DPW to ensure the coordination of stormwater management and conservation facilities.

## Flood Control Facilities Maintenance and Improvement

City of Arcadia municipal storm drain facilities will be maintained and improved in conformance with the City of Arcadia Drainage System Technical Memorandum (Boyle Engineering, 1996), as it is, from time to time, updated. The City will pursue improvements to its storm drain system to overcome identified deficiencies.

#### **NOISE**

#### Issues

Sensitivity to noise varies widely from one individual to the next. Some people are acutely aware of very low levels of noise, while others seem oblivious to high noise levels. These variations may be attributed to individual personality, prior "noise history" (the levels of noise to which the listener is accustomed), hearing impairment, and/or age.

Although there is wide variation in human response to noise, certain general statements may be made regarding noise impact upon the average person:

- 40 to 45 dBA ( $L_{eo}$ ) Sleep interference may occur at or above these levels.
- 60 to 65 dBA (L<sub>eq</sub>) Speech at normal conversation levels becomes difficult; speech intelligibility is impaired.
- 85 dBA (L<sub>eq</sub>) Exposure to noise levels at or above 85 dBA for extended periods of time may lead to permanent hearing damage. Federal and state occupational safety and health laws are in place to protect individuals from excessive levels of noise in the workplace.

The primary noise source within the City is noise from motor vehicles on roadways (traffic noise), while secondary noise sources include commercial/industrial noise, aircraft noise, rail noise and construction noise.

A noise survey conducted as part of the General Plan preparation found that traffic noise on the Foothill Freeway (I-210) and adjacent City streets dominates the existing noise environment, resulting in high to moderate ambient noise levels adjacent to those roadways. Some residential neighborhoods south of



I-210 were found to be within the 65 dBA CNEL contour lines, while neighborhoods to the north were found to be within the 70 dBA CNEL contour line.

Several noise studies have been conducted by Caltrans and the City to analyze the need for mitigation of I-210. As a result, sound walls have been constructed along the north side of I-210 between Santa Anita Avenue and Baldwin Avenue. Additionally, sound walls are proposed for the north side of I-210 between Fifth Avenue and Second Avenue and be-

## Noise Sources Within the General Plan Study Area

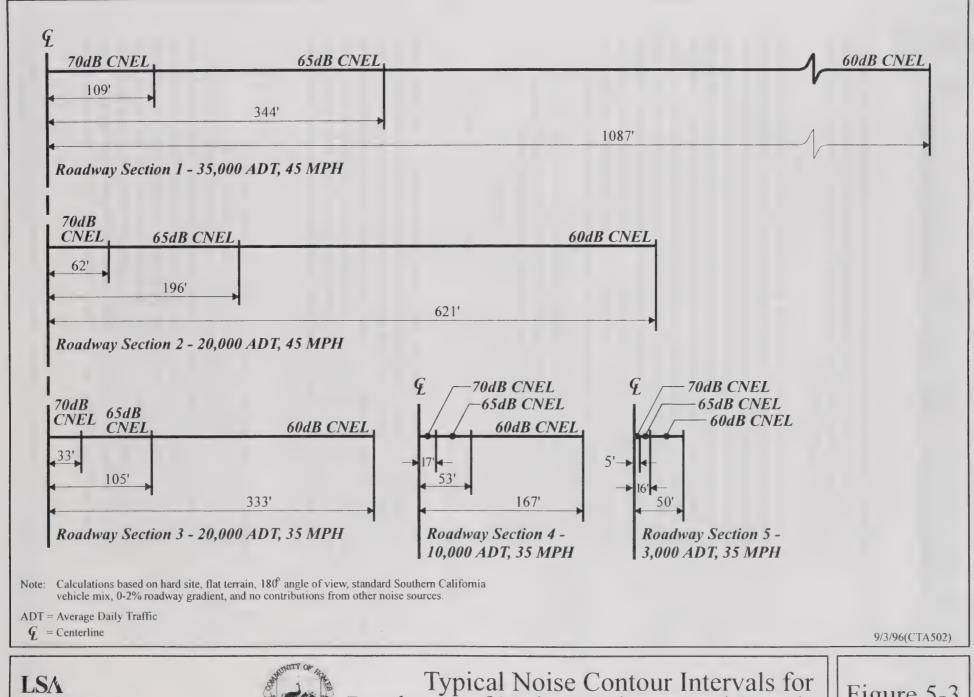
- Interstate 210
- Huntington Drive
- Santa Anita Avenue
- Foothill Boulevard
- Colorado Boulevard
- El Monte Airport Approach
- Orange Grove Ave.
- Santa Anita Park
- Michillinda Blvd.
- Duarte Road
- Methodist Hospital Helistop

tween Baldwin Avenue and Michillinda Avenue. Although the construction of sound walls is a benefit to affected residents, noise levels at homes adjacent to the freeway, as well as major arterials, could be classified as moderate to high (Figure 5-3). Noise levels at receptors away from these more heavily traveled roadways may be classified as low to moderate.

Noise from commercial and industrial land uses can be irritating to nearby residents, as well as to neighboring commercial/industrial tenants. Arcadia has few industrial land uses, but it does have commercial uses throughout the City. The largest single source of commercial noise in the City is the Santa Anita Race Track. The race track, when in operation, results in increased traffic noise on local arterials, and the track side announcer's loudspeaker tends to impinge into neighboring residential areas. In addition, noise from maintenance equipment associated with Santa Anita Park is a concern for nearby residents.

The nearest airport is in the City of El Monte, which operates a municipal airport approximately one mile south of the Arcadia City limit. The airport supports light aircraft, which periodically fly over portions of Arcadia. Low to moderate levels of noise from the El Monte Municipal Airport are experienced by receptors in Arcadia. Additionally, periodic flights from traffic and police helicopters flying above I-210, and to and from the Methodist Hospital, result in moderate to high noise levels, but are of short durations.

The City of Arcadia has rail access via a line running in an east-west direction, parallel to (and partially inside the median of) I-210. The rail line was utilized in the past for freight and passenger service, but was closed in 1994 by its current owner, the Metropolitan Transportation Authority (MTA). As a result, only occasional maintenance trains currently use the rail line. The City of Arcadia supports efforts to revive the line as part of the Blue Line Extension project (which would result in passenger rail service from Arcadia to East Pasadena).



1001



Typical Noise Contour Intervals for Roadways of Various Volumes and Speeds

Figure 5-3



Because of the lack of existing rail service, rail noise is not currently an issue in the City of Arcadia. Should passenger service resume at some time in the future as part of the Blue Line Extension, rail noise could become a source of concern for nearby residents.

Construction noise could affect the serenity of existing neighborhoods as residential parcels infill or are redeveloped. Some noise disturbance in areas adjacent to individual construction sites is to be expected. These disturbances are due to demolition, grading, construction of new buildings, and relocation activities. Although construction noise is a short-term impact, there is the potential for disruption of nearby residents if steps are not taken to limit the intensity and duration of their noise exposure. The City of Arcadia's Building Code limits construction related activity to occur only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday unless otherwise permitted by the Development Services Department. Construction is prohibited on Sundays and major holidays. Compliance with these restrictions on construction activities will help minimize potential short-term construction impacts.

Land uses and/or receptors considered by the City to be "noise sensitive" include residences of all types, schools, hospitals, convalescent facilities, rest homes, hotels, motels, and places of worship. In addition, certain parks, such as the Wilderness Park, are considered to be noise sensitive.

## General Plan Approach

The General Plan quantifies the City's noise environment for both short-term and long-term growth of the City. This documentation will be used to guide development of appropriate land uses to achieve a noise compatible arrangement of land uses within the City. The General Plan also provides baseline noise data and specific noise source identification for subsequent noise ordinance enforcement. Finally, the General Plan specifies how noise policies and standards will be implemented through the enforcement of zoning regulations and the City's noise ordinance.

## **Establishing Noise Standards**

The perception of a community's character is often determined by what people perceive as existing background or ambient noise levels. Most Arcadia residents would like to retain the "quiet residential atmosphere" that first attracted them to the area. Therefore, it has been determined that the standards for community ambient noise level for residential uses within the General Plan study area will be based on 65 dBA for outdoor activities and 45 dBA for indoor activities. These standards are widely accepted as providing adequate noise mitigation for residential uses. Noise standards for all new development are



included as development performance standards contained within the Development Review Program (Table 6-E).

## Noise Regulation

In order that an acceptable community ambient noise level is preserved, the City's approach related to the regulation of land use activities, falls into two categories: (1) the control of nuisance noise at the source, and (2) integrating noise buffering techniques into new development to protect noise sensitive receptors. The former is typically controlled through the adoption, implementation, and enforcement of a "Noise Ordinance," while the latter is controlled through project specific conditions placed on discretionary actions using the development performance standards contained in the Development Review Program.

Basic approaches that the City will use to minimize the adverse effects of noise from both mobile and stationary sources, along with measures that can be implemented should regulatory mechanisms not be effective, are included in the Development Review Program portion of the Implementation and Monitoring chapter of the General Plan.

#### HAZARDOUS MATERIALS AND HAZARDOUS WASTE

#### **Issues**

A hazardous material is defined as any injurious substance, including pesticides, herbicides, toxic metals and chemicals, volatile chemicals, explosives, and nuclear fuels and materials. The use of hazardous materials is commonplace in modern industrial and agricultural activities. Because these materials are increasingly used in urban and rural settings, and because they represent such a serious potential threat to human health and safety, strict laws and regulations have been developed to control their use, storage, disposal, and transport.

The transporting of hazardous materials by truck or rail is regulated by the United States Department of Transportation through National Safety Standards. The federal safety standards are also included in the California Administrative Code, Environmental Health Division. The California Health Department regulates industrial hazardous waste haulers only. Although local government has limited authority with respect to hazardous materials/waste, transportation of these materials can be regulated only on local City streets, and not on State or Interstate highways. There are currently no designated routes or travel time restrictions for hazardous material transporters on City streets.



The major transportation arterial within the General Plan study area is the 210 Freeway. It is likely that hazardous materials are transported through the General Plan study area along the 210 Freeway on a daily basis. Therefore, a potential for hazardous materials spills exists in the General Plan study area.

The California Highway Patrol (CHP) is responsible for the general enforcement of motor carriers hauling hazardous wastes. The CHP conducts inspections at the truck scales, where scale masters issue "compliance ratings" monitoring maintenance, as well as vehicle code, safety, and cargo compliance with federal, state and local laws. There are currently no truck scales located within the General Plan Study area, with the nearest being those at in Irwindale (on I-210) to the east, and Tejon Pass (on I-5) to the west.

The CHP's Motor Carrier Safety Unit also conducts inspections at truck "terminals," which are generally areas or yards from where trucks are parked and/or operated (including school bus terminals, truck yards, etc.). Finally, the CHP maintains "Mobile Road Enforcement." Under this program, one official and one officer patrol roadways with the authority to set up lane inspections on City and County roadways, as well as on state highways.

Rail is typically the preferred mode of hazardous waste transport. Rail transportation involves significantly fewer accidents on a ton per mile basis than motor vehicle transport. In addition, rail carriers in Southern California have a comprehensive emergency response program in the event of an accident. No rail transport is currently conducted within the study area.

Los Angeles County administers a countywide listing of hazardous waste handlers, including those within the General Plan study area. A hazardous waste handler is defined by the County as a service or business that stores the equivalent of 55 gallons or more of hazardous materials on site. Approximately 110 handlers are currently located in the City of Arcadia. These include all gas stations within the City; many of the city's industrial uses; medical facilities, including hospitals; automotive repair shops; and several retailers, including dry cleaners and supermarkets, the Arcadia High School, and the Los Angeles County Arboretum. The listing of uses compiled by the County is updated and distributed annually to the City's three fire stations, through the Arcadia Fire Prevention Bureau.

The County Department of Public Works' Hazardous Waste Management Division has organized regular household hazardous waste "round-ups" at which Arcadia residents have the opportunity to discard those refuse items such as paints, oils, or pesticides that require special handling. Household hazardous waste roundups are held nearly every week, typically on Saturdays, at various locations throughout the County. Approximately three events each year are held within five miles of the City of Arcadia. On occasion, the Santa Anita Racetrack has been used as a collection site. A toll-free number is available that provides recorded information about the schedule of upcoming hazardous



waste round-ups, including specific details on how to best transport household hazardous waste.

At the same toll-free number, the County also provides the locations of motor oil recycling centers that exist within the City. There are currently three locations in Arcadia at which residents can safely dispose of used motor oil: Chief Auto Parts at 1451 S. Baldwin Avenue; Firestone Tires at 1500 S. Baldwin Avenue; and Jiffy Lube at 5 W. Huntington Avenue.

In 1983, the Cortese and Sher bills initiated State regulation of those underground storage tanks used to store hazardous materials and wastes. The federal and State Superfund programs have made funds available to selected local agencies willing to oversee the cleanup of "dirty" or leaking underground storage tank sites. Effective June 1, 1995, the State Water Resources Control Board replaced the County as the agency responsible for review of leaking underground fuel tanks.

Leaks are typically discovered during tank replacement, tank integrity testing, property transfer, or through the tank's leak detection system. The owner of the property is responsible for the clean up operation. According to the County's final records, there are currently nine storage tanks within the City of Arcadia for which "unauthorized releases" have been reported. In each case, the substance leaking has been determined as either diesel fuel, waste oil, or gasoline. Leaks from six additional tanks have been cleaned up since 1986, according to the County's records. The responsibility for monitoring and disposition of the remaining reported cases will fall to the State Water Resources Control Board.

## General Plan Approach

## Defining the Responsibility for Hazardous Waste Management

State law requires a "fair share" concept in relation to hazardous materials wherein the City of Arcadia will accept responsibility for hazardous waste management in an amount proportional to the amount of hazardous waste generated within the City. Thus, the City will plan for the management of hazardous materials occurring within the City.

The Los Angeles County Hazardous Waste Management Plan, which has been adopted by the City, requires businesses that handle, store, or generate hazardous materials to obtain certain permits and prepare certain plans based on the amount of hazardous materials involved. The City of Arcadia will continue to coordinate with the County to maintain requirements for businesses within the City.



The City will work closely with the State Water Resources Control Board in a cooperative effort to investigate problems associated with leaking under ground storage tanks, and to implement the County Hazardous Waste Management Plan.

#### Household Hazardous Waste

Recognizing that the residential sector is a major producer of hazardous wastes, the City will maintain the programs regarding household hazardous waste collection so that household hazardous wastes are collected and disposed of in a safe manner. The City will continue to coordinate with the County, which provides household hazardous wastes services. The City's role in the implementation of the Element will include monitoring the participation of City residents in the County program, assisting in publicity, payment of landfill disposal surcharges to provide funding for the County program, and a stated willingness to consider a City-implemented program if the County program is not adequately serving the needs of Arcadia residents.

#### WILDLAND FIRE MANAGEMENT

#### Issues

Fire prevention and suppression services are discussed in the Municipal Services and Facilities chapter. The threat of fire to hillside developments at the base of the San Gabriel Mountains is an important concern to Arcadia residents living in the foothills. On October 27, 1993, the Kinneola fire destroyed 122 single family homes in Altadena, Pasadena, and Sierra Madre. The northern portion of Arcadia, which is no different in topography or vegetation, has not burned since the Monrovia Peak fire in 1958.

According to the local office of the U. S. Forest Service, one of the most important concerns regarding the protection of homes within Arcadia's hillside areas is the maintenance of Chantry Flats Road, which runs through three jurisdictions: Arcadia, Sierra Madre, and the Angeles National Forest, and must remain clear and in good condition so as to offer adequate access to the natural hillside areas above the City.

## General Plan Approach

Arcadia's approach to the management of wildland fire hazards involves a coordinated effort with the Angeles National Forest County of Los Angeles

The City Fire Department and the Forest Service will continue to work together to minimize wildfires in this area, with the Angeles National Forest as the lead agency. Because of the narrow roads and steep hillsides, brush fires in the



northern portions of the cities of Arcadia and Sierra Madre and the National Forest are very difficult to control. Therefore, the agencies work together on brush clearance, application of fire retardant in high hazard areas (Chantry Road and Arcadia Wilderness Park), and special road closures during periods of extreme fire danger.

The Angeles National Forest also works closely with local communities in the areas of fire prevention and environmental education. The Forest Service "Team Teaching" program in local elementary schools is an example of a fire prevention program that produces positive results. The "Brush Fire Awareness Nights" sponsored by Sierra Madre and Monrovia each year may be a program through which Arcadia residents learn more about the brush fire threat and how to protect their homes from fire. In addition, the Forest Service recently initiated a project called "Fire Management 2000" with the City of Monrovia. The program allows numerous agencies to deal jointly with fire prevention, fire suppression, environmental education, and fire ecology issues in urban interface areas with multiple jurisdictions.

## **GENERAL PLAN STRATEGIES**

#### SEISMICITY AND GEOLOGY

- EH-1 Incorporate adequate mitigation measures into proposed development projects to achieve an acceptable level of risk, as defined in Table 5-A, from potential seismic hazards resulting form ground motion or fault rupture.
- EH-2 Continually coordinate with Federal, State, County, and surrounding municipalities to ensure that emergency services and facilities will be operational during and after a major earthquake.
- EH-3 Coordinate with the California Institute of Technology (Cal Tech), State Office of Emergency Services, Los Angeles County, Arcadia Unified School District, and local utilities and service groups in the promotion of earthquake awareness and prediction programs.
- EH-4 Incorporate guidelines and recommendations resulting from the implementation of AB 3897, Seismic Hazards Mapping Act, as they become available, into the Environmental Hazards Chapter, Zoning Ordinance, and other City policy documents, codes and guidelines as appropriate.
- EH-5 Emphasize avoidance of development within potential landslide areas and areas with severe soils limitations as the City's preferred management strategy, and as a higher priority than attempting to implement engineering solutions.



- EH-6 Where engineering solutions to slope stability constraints are required, implement landform grading programs so as to recreate a natural hillside appearance to the extent feasible.
- EH-7 Prohibit the use of engineering solutions undertaken pursuant to Policy EH-6 above, as an impetus for increasing the allowable intensity of a development site.

#### STORMWATER MANAGEMENT AND FLOODING

## Stormwater Management Responsibility

EH-8 Work with the Los Angeles Department of Public Works to ensure that the regional stormwater management and conservation system is coordinated with the City of Arcadia Drainage System Technical Memorandum.

## Flood Control Facilities Maintenance and Improvement

- EH-9 Incorporate adequate mitigation measures into proposed development projects to achieve an acceptable level of risk, as defined in Table 5-A, from flooding hazards.
- EH-10 Pursue elimination of local flooding and stormwater nuisances through implementation of the Arcadia Drainage System Technical Memorandum (Boyle Engineering, 1996).
- EH-11 Emphasize avoidance of development within flood established stormwater management and conservation facilities.

#### NOISE

## Establishing Noise Standards

- EH-12 Use the Land Use Development Performance Standards in the Development Review Program to determine the compatibility of land use when evaluating proposed new land uses in the City.
- EH-13 If a proposed development project which will create or impact existing noise sensitive land uses is proposed in a location that is within a 60 dBA or greater CNEL noise contour, require that the project applicant demonstrate that (1) no adverse noise effects on adjacent uses will occur from the project and that (2) no adverse effects will occur on the project from adjacent influences (Table 5-B).

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Table 5-B - Interior/Exterior Noise Standards

Land Use	Maximum Exterior	Maximum Interior
Residential	65 dBA CNEL	45 dBA L <sub>eq</sub>
Schools:		
Classrooms		45 dBA L <sub>eq</sub>
Playgrounds	65 dBA CNEL	een
Libraries	AP GAR	45 dBA L <sub>eq</sub>
Hospitals/Convalescent Facilities:		'
Sleeping Areas		$45~\mathrm{dBA}~\mathrm{L_{eq}}$
Living Areas	65 dBA CNEL	50 dBA L <sub>eq</sub>
Reception, General Office, Clerical	e	50 dBA L <sub>eq</sub>
Hotels/Motels:		
Sleeping Areas	***	$45~\mathrm{dBA}~\mathrm{L_{eq}}$
Reception, General Office, Clerical	a.u	50 dBA L <sub>eq</sub>
Places of Worship	65 dba cnel	45 dBA L <sub>eq</sub>
Open Space/Active Recreation Areas	70 dBA CNEL	***************************************
Commercial and Business Park		
Private Office	200	45 dBA L <sub>eq</sub>
General Office		50 dBA L <sub>eq</sub>
Restaurant, Retail Store, etc.		55 dBA L <sub>eq</sub>
Warehousing/Industrial		
		65 dBA L <sub>eq</sub>
		70 dBA L <sub>eq</sub>

Source: LSA Associates, Inc., 1995.

## Noise Regulation

- EH-14 Locate and design noise-sensitive land uses and noise generators in such a manner that general plan noise objectives will be maintained.
- EH-15 Avoid placing noise-sensitive uses within noisy areas, or use increased setbacks, sensitive building orientation, placement of the most noise tolerant portions of a project between sensitive portions and the noise source, and architectural design to mitigate the noise before approving construction of noise barriers.
- EH-16 Incorporate noise issues into the design of transportation systems, and ensure that roadway extensions and capacity enhancement projects mitigate related noise impacts to acceptable levels.
- EH-17 Where new development or redevelopment is proposed within areas where the exterior or interior noise levels are likely to be exceeded, require that a detailed, site specific, noise analysis be prepared to determine appropriate mitigation.



- EH-18 When proposed projects include potentially significant noise generators, require noise analyses to be prepared by an acoustical expert.
- EH-19 Ensure that new commercial and industrial activities (including the placement of mechanical equipment) are designed so these activities are in compliance with the maximum noise level standards as measured at the property line of adjacent uses, thereby minimizing impacts on adjacent uses.
- EH-20 Monitor the construction of any and all improvements to the Foothill Freeway (I-210) to ensure that adopted and agreed upon noise reduction devices (e.g., sound walls) are installed adjacent to the freeway.
- EH-20a Actively lobby Caltrans for the construction of sound walls along the I-210 freeway through Arcadia.

#### HAZARDOUS WASTE MANAGEMENT

- EH-21 Ensure that all businesses within the City adhere to the requirements of the City's adopted Hazardous Waste Management Plan.
- EH-22 Coordinate with the State Water Resources Control Board to investigate problems associated with the leaking of underground storage tanks within the City.
- EH-23 Ensure implementation of the short and long-term goals of the County's Household Hazardous Waste programs.
- EH-24 Emphasize public awareness of all County/City Household Hazardous Waste programs and activities.

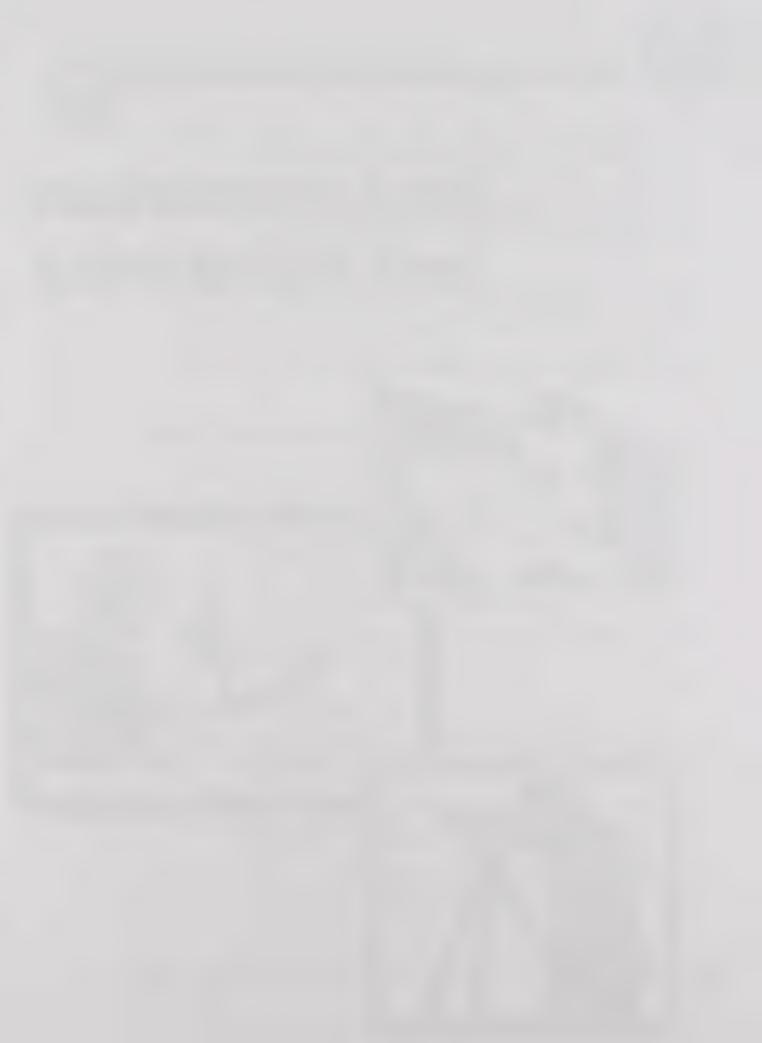
### WILDLAND FIRE MANAGEMENT

- EH-25 Incorporate adequate mitigation measures into proposed development projects to achieve an acceptable level of risk, as defined in Table 5-A, from wildland fires.
- EH-26 Ensure that new development within areas subject to wildland fires is designed so as to facilitate access by firefighting equipment and maintain adequate evacuation routes for residents.
- EH-27 Restrict development within areas which do not have adequate water pressure or fire flows until sufficient pressure and fire flows can be reliably provided.



# Implementation and Monitoring





# 6.0 Implementation and Monitoring



## INTRODUCTION

The identification of a maximum intensity on the General Plan Land Use Map does not imply that all parcels could be developed at their maximum intensity or that any specific parcel is entitled to the maximum intensity.

The Arcadia General Plan Implementation and Monitoring Program describes the specific actions necessary to implement the community's vision as expressed in General Plan goals, approach, and strategies. Where appropriate the Program uses a "checklist" style format to help guide City desicionmakers, project designers, and the public through the General Plan implementation and monitoring process. The Implementation and Monitoring Program is organized into five separate components: Development review, Housing Improvement; Intergovernmental Coordination, General

# Implementation and Monitoring Program Components

- ✓ Development Review
- ✓ Housing Improvement
- ✓ Intergovernmental Coordination and Community Involvement
- General Plan Review and Update
- ✓ Implementation Monitoring

Plan Review and Update, and Implementation Monitoring (see box at right).

## DEVELOPMENT REVIEW AND GENERAL PLAN CONSISTENCY

The Development Review and General Plan Consistency Program presents a comprehensive set of development review criteria to be applied to new planning, public improvement, and development projects within the City of Arcadia. The development review criteria are used to help determine the consistency of proposed new development with policies contained in the Arcadia General

## Responsibility and Funding

The Development Review and General Plan Consistency Program will be implemented by the Development Services Department and will be funded primarily by development review fees and department budget.

Plan. The criteria has been developed to answer the following fundamental questions:

- ✓ Is the project consistent with the General Plan designations and Land Use Map?
- ✓ Is the project consistent with the relevant General Plan approaches and strategies?
- ✓ Does the project meet General Plan municipal facilities performance standards?
- ✓ Is the project consistent with the General Plan Development and Design Development Performance Standards?

# 6.0 Implementation and Monitoring



# IS THE PROJECT CONSISTENT WITH THE GENERAL PLAN DESIGNATIONS AND LAND USE MAP?

All development projects will be reviewed to determine whether proposed land uses are consistent with the site's General Plan Land Use designation. An initial determination can be made by comparing the proposed land use with the specific location on the General Plan Land Use Map. Development projects, whether new or expansions to existing uses, are permitted by the development intensity of their site as indicated on the General Plan land use map and as listed below. Development intensities outlined in the General Plan Land Use Element may be permitted only if the proposed project is consistent with all relevant policies, review criteria, and approach contained in the General Plan and all relevant standards contained in the Development Review Program.

Table 6-A - General Plan Designations

Designation	Description	Average Population Intensity	Max. Intensity
Residential			
Single Family Residential (SFR- 2)	Provides for low density single family detached residential neighborhoods. Development is typified by large lot single family homes on estate type lots of 22,000 square feet or larger. Appropriate uses include single family residences on a single lot, the keeping of large animals, and individual private recreation facilities.	5.2 persons/acre	up to 2 du/ac
Single Family Residential (SFR - 4)	Provides for low density single family detached residential neighborhoods. Development is typified by large lot single family homes on lots between 10,000 to 22,000 square feet in size. Appropriate uses include single family residences on a single lot, the keeping of large animals, and individual private recreation facilities.	10.4 persons/acre	up to 4 du/ac
Single Family Residential (SFR - 6)	Provides for low density single family detached residential neighborhoods. Development is typified by standard to mid size residential lots that range 7,200 and 10,000 feet in size. Appropriate uses include single family residences on a single lot.	15.6 persons/acre	up to 6 du/ac



## Table 6-A - General Plan Designations

Designation	Description	Average Population Intensity	Max. Intensity
Multiple Family Resi- dential (MFR-12)	Provides for a range of housing types and sizes within a suburban neighborhood context. Appropriate uses include single and multiple family residences ranging from duplexes to 12 units per acre. Senior housing projects on sites of ½ acre or more may be permitted with a density of up to 18 units per acre.	31.2 persons/acre	up to 12 du/ac
Multiple Family Resi- dential (MFR- 24)	Provides for a range of mid to high density housing types and sizes with the intent of providing incentives for affordable housing, within a neighborhood context. Appropriate uses include single and multiple family residences ranging from duplexes to 22 units per acre or 24 units per acre if provisions for affordable housing are met. Senior housing projects on sites of ½ acre or more may be permitted with a density of up to 30 units per acre.	62.4 persons/acre	up to 24 du/ac
Commercial			
Commercial (C)	Provides appropriately located areas for the general commercial and profession- al office needs of the area residents, workers and visitors. Appropriate uses include a range of common retail and personal service uses, specialty retail, offices, auto related uses, financial insti- tutions, and hotels and motels.	NA	0.30 FAR for the southerly race track park- ing lot, 0.40 FAR for the Fashion Park mall, and 0.50 FAR for other properties.
Horse Racing (HR)	Provides for the ongoing use of the Santa Anita Park race track for horse racing and related activities and special events. Appropriate uses include stabling and training or race and show horses, horse racing, parimutual wagering on horse racing, horse shows and equestrian events, and special events.	NA	Existing seating and infield capacity.
Industrial			
Industrial (I)	Provides for an array of warehouse, distribution, manufacturing, and assembly uses in appropriate locations. Also included are mineral extraction and reclamation activities in areas currently committed to, or in the past, used for mineral extraction.	NA	0.45 FAR



## **Table 6-A - General Plan Designations**

Designation	Description	Average Population Intensity	Max. Intensity
Mixed Use			
Commercial/ Multiple Family (MU- C/MF)	Provides opportunities for development of commercial and residential mixed-use projects close to local services and facilities and which foster the use of alternative modes of circulation such as pedestrian or bicycles. Commercial uses allowed within this designation are intended to serve the needs of the local residents as well as promote community interaction. Appropriate uses include medium to high-density residential, medical and professional offices, retail commercial, and personal services.	62.4 persons/acre	0.40 FAR for mixed uses, and up to 24 du/acre (30 du/acre for senior housing)
Commercial/ Industrial (MU-C/I)	Provides areas within which office, light manufacturing services, and support retail may be developed within a business park environment. The development criteria for this designation is intended to be flexible and fit with the characteristics of individual areas of the City which have been undergoing a transition from heavy industrial to business park uses. Appropriate uses include professional offices, warehousing, light manufacturing, as well as retail support uses such as print shops, office equipment sales and service, office supplies, and like services.	NA	0.30 FAR
Public Faci- lities			
Public Facilities	Provides areas for the construction of public and institutional activities including but not limited to local, State, federal agencies, special districts, and public and private utilities. Appropriate uses include institutional facilities such as hospitals, public and private schools and colleges, public and private recreation facilities, City facilities, fire stations, libraries, post offices, utility corridors and facilities, parks, and open space.	NA	1.0 FAR



# IS THE PROJECT CONSISTENT WITH THE RELEVANT GENERAL PLAN, GOALS, APPROACHES AND STRATEGIES?

All development projects will be reviewed for their consistency with the relevant provisions of the approach sections and strategies of the General Plan. In reviewing consistency, the project will be evaluated in relation to each General Plan goal, approach section, and strategy to determine if they are relevant to the proposed project, and, if relevant, whether the project would facilitate or hinder achievement of the goal, the conditions described under the approach section, or the strategy.

# DOES THE PROJECT MEET GENERAL PLAN PUBLIC FACILITIES PERFORMANCE STANDARDS?

All development projects will be reviewed to identify applicable public services that will be affected by the proposed project. Development projects within Arcadia shall not result in a quantifiable reduction in the level of services provided to existing development and as identified in Table 6-B below. Therefore, all development projects must demonstrate that they will:

- a. construct and/or pay fair share for the new on-site capital improvements that are required to support the project;
- b. ensure that all new off-site capital improvements that are required by the project are available prior to certificates of occupancy;
- c. be phased, if necessary, so as to ensure that the capital facilities that will be used by the new development are available prior to certificates of occupancy; and
- d. ensure that, in the event that public services or off-site capital facilities are impacted prior to development, the level of service provided to existing development will not be further impacted by the new development.

Prior to approval of any new development or redevelopment project, the applicant shall review the proposed project with representatives of the individual service provider to determine whether all needed facilities and services needed to support the project will be provided in a timely manner. In cases where the new capital facilities needed by new development is greater than the new development's "fair share" of those facilities, at the City's discretion a reimbursement agreement or other financial mechanism may be established to enable the developer to recoup the cost of providing capital facilities beyond the need directly created by the project.





# IS THE PROJECT CONSISTENT WITH THE GENERAL PLAN DEVELOPMENT PERFORMANCE STANDARDS?

The final step involves a review of the basic General Plan development performance standards included in the Development Review Program. These standards provide a development review guideline for determining consistency for all new development projects with the General Plan.

Table 6-B - City of Arcadia Municipal Facilities and Services Development Performance Standards

Facility/Service	Mitigation Standard
Flood Control and Storm Drainage	Adequate facilities to protect structures for human occupancy and site access from the 100 year flood as identified by the Federal Emergency Management Agency (FEMA). Location of the first floor elevation of all structures intended for human occupancy above any 100-year flood level identified by FEMA.
	Compliance with the provisions of the Regional Water Quality Control Board's NPDES permitting and implementation program requirements.
Water Resources and Facilities	Adequate, reliable supply to meet average and peak day demand conditions.
- 40.40.00	Adequate pumping and storage facilities to average, peak day, and emergency conditions, as well as for maintenance of adequate residual pressure and adequate fire flow.
Wastewater Facilities	Unrestricted flow in sanitary sewers during average and peak conditions.
	Adequate treatment capacity such that the rated capacity of treatment facilities accepting sewage from the City of Arcadia is no greater than average and peak flows.
Solid Waste Services	Once weekly pick-up of residential solid waste. Maintain solid waste diversion goals of 25%, and increase to 50% by the year 2000.
School Facilities	Maintain adequate capacity to meet projected annual enrollment.
Fire Prevention and Suppression Services	Adequate fire flow as established by the City of Arcadia, along with sufficient water storage for emergency situations and for maintenance of service pressures on an ongoing basis.
	A five (5) minute maximum response time for fire and emergency medical calls on both a citywide and response area basis.
	Adequate fire fighter staffing and deployment such that concurrent response can be provided to one emergency medical call and one structural fire call, meeting staffing requirements with regular on-duty fire fighters.
Police Services and Crime Prevention	A five (5) minute response time for emergency calls with approximately 40 percent of an officer's work day spent in preventative patrol adequate police and private security, if needed, as determined by the Arcadia Police Department for non-residential development.
Parks	Availability of a public park or active recreational area within one mile of all residential development.

Source: City of Arcadia, 1995.



### General Urban Design Development Performance Standards

#### Applicability:

General urban design development performance standards apply to all new development with the exception of construction of a single family dwelling on an individual lot. These development performance standards also apply to expansion of existing commercial, office, and industrial development and the addition of dwelling units within an existing multifamily development.

## Establish a Project Design Concept

- 1. New or remodeled developments shall establish an architectural and siting design concept or theme that is compatible with surrounding existing and planned developments and includes the following:
  - a relationship to prominent design features existing in the immediate area (i.e., trees, landforms, key elements of adjacent development, etc.);
  - a relationship to existing structures; and
  - the natural environment (i.e., hillsides, washes, native vegetation, community landscaping).

### Incorporate Transitions to Surrounding Development

- 2. New development is expected to create pleasing transitions to surrounding development.
  - The bulk of new structures shall relate to the prevailing or planned scale of adjacent development.
  - Setbacks from streets and adjacent properties shall relate to the scale of the structure and the function of the street and shall encourage pedestrian scale and uses.
  - Tall structures shall be made less imposing by physically stepping them back from street level.

#### Respect Existing Views and Vistas

3. New developments are to respect the identified views and view corridors of existing developments to the greatest extent possible.



- View corridors oriented toward existing or proposed community amenities, such as parks, open space, or natural features, are to be enhanced.
- Subtle variations in architectural and landscape components that provide visual interest, but do not create abrupt changes or cause discord in the overall character of the neighborhood, are encouraged.
- Appropriate transitions between different projects shall be provided, including the provision of buffer areas, landscaping, and other similar treatments (e.g., hedges, walls, fences, berms, or landscaped open space).

## Focus on Compatibility with Surrounding Architecture

4. New development projects are to achieve harmonious appearance with the surrounding environment and existing developments based on the compatibility of individual structures rather than one specific style of architecture is encouraged.

## Incorporate a Sense of Entry into Project Designs

- 5. New developments are to include gateways that create a visual sense of entry.
  - Gateways shall range in scale as appropriate with their importance, and may identify an entrance to the City, subcommunity, development project, or single building.
  - Gateways shall include enriched paving, raised medians, signage, landscaping, and other features as appropriate.

## Use Fences and Walls Only Where Needed

- 6. Uninterrupted fences and walls are to be avoided, unless they are part of the historic character of the site, or are needed for a specific screening, safety, or sound attenuation purpose.
  - Where they are needed, fences or walls shall relate to both the site being developed and surrounding developments, open spaces, streets, and/or pedestrian ways.
  - Fencing and walls shall protect existing view corridors to the greatest extent possible.



• Fencing and walls shall incorporate landscape elements or changes in materials, color, or texture in order to prevent graffiti, undue glare, heat, or reflection, or aesthetic inconsistencies.

## Incorporate Lighting as Part of the Initial Project Design

- 7. Lighting is to be designed to improve the visual identification of adjacent structures.
  - Within commercial areas, lighting should also help create a festive atmosphere by outlining buildings and encouraging nighttime use of areas by pedestrians, where feasible, but must not create glare in adjacent properties.
  - In all projects, lighting fixtures shall be attractively designed to complement the overall design theme of the project within which they are located.
  - On-site lighting shall create a safe environment, providing adequate visibility, but shall not result in nuisance levels of light or glare on adjacent properties.

# Make Sure Project Design Elements are Consistent Throughout the Project Design

- 8. Ensure all exterior wall elevations of buildings and screen walls have architectural treatments that enhance the appearance of the building or wall.
  - Compatible materials and consistent style shall be evident within a development project in all exterior elevations.
  - Secondary accent materials and colors should be used to highlight building features and provide visual interest.

### Screen Unsightly Elements

9. Within multifamily, commercial, office, and mixed use business park developments trash enclosures, loading areas, mechanical equipment, back flow/anti-siphon devices, and outdoor storage areas shall be screened from view from public streets, as well as from other public views, as appropriate.



## Residential Infill Development Performance Standards

### Applicability:

Residential infill development performance standards apply to all new residential projects built in established neighborhoods in the City or if two or more of the following conditions apply:

- ✓ the project will replace the existing dwelling or is an addition to an existing house and the floor area of the addition is greater than 20 percent of the floor area of the existing house;
- ✓ the project involves movement of more than 500 cubic yards of earth by either excavation or fill;
  and/or
- ✓ the project is of an architectural style or proposes the use of building materials or landscape materials so that it contrasts sharply with the character of surrounding development or the natural environment.

It is the intent of these standards to provide general guidance during the normal City review process, and not to establish a new design review function separate from that process.

#### Mass and Scale

- 10. The overall scale of the building is expected to respect the character and unique visual resources of an area by incorporating designs that minimize bulk and mass, follow natural topography, and minimize visual intrusion on the surrounding neighborhood character or the natural landscape.
  - The visual bulk of new infill development and additions to existing structures shall be kept in character with the surrounding development.
  - Large expanses of any one material in a single plane shall be avoided. Building mass is to be broken up with horizontal and vertical elements, especially on downhill elevations.

### Architectural Design

- 11. The architectural style, including materials and colors, is expected to be compatible with the natural setting by encouraging designs that blend in with the surroundings.
- 12. The use of colors, textures, materials, and forms that will attract attention by not relating to other elements in the design of the structure is strongly discouraged.
- 13. Exposed structural and mechanical elements, unless well integrated into the design concept, are unsightly and are to be avoided.



### Site Planning

- 14. Buildings are expected to be located on the site so that they do not adversely impact any environmentally sensitive areas, such as geologic hazards, unique landforms, and areas of high biological sensitivity.
- 15. Buildings are expected to be located on the site to minimize grading of hillsides by using designs that follow the natural grade while maintaining a building mass and scale that is sensitive to the topography.

### Landscape Treatment

- 16. Within hillside areas, native vegetation is to be preserved to the greatest extent possible. The provision of additional native vegetation is encouraged to mitigate potential visual impacts and erosion concerns.
- 17. When new landscaping is provided, it shall relate to the overall site plan in order to enhance the structure, soften its affect upon the neighborhood, protect views, and protect it from sun and wind.
- 18. Large retaining walls in a uniform plane shall be avoided. Break retaining walls into elements and terraces and use landscaping to screen them from view.

#### Circulation and Transportation

19. All public rights-of-way are to be consistent with the General Plan master planned roadways designated on the General Plan Circulation Map (see Figure 3-1), and with the typical sections de-

## Applicability

Standards for the development of public rights-of-way shall apply to all new development and the expansions of existing development.

scribed in the Municipal Services and Facilities chapter of the General Plan. A level of service (LOS) "D" (at peak hour) shall be the performance objective for all roadway links in the City.

20. When it is reasonably expected that substantial on-street traffic will be generated between a proposed development and an adjacent existing use, reciprocal vehicular and pedestrian access shall be provided between the uses, as feasible, to mitigate disruption of on-street traffic flow, and reduce the need for vehicular travel.



#### **Educational Facilities**

### Applicability:

School facilities development performance standards apply to all new residential developments, including the construction of a single family dwelling on an individual lot, as well as to the addition of new dwelling units within existing multifamily developments.

Residential projects restricted to senior citizens and commercial, office, business park, and other non-residential uses are exempt from these performance standards, but shall be required to pay legally established commercial/industrial development fees.

- 21. Residential development applications subject to the educational facilities development performance standards will be submitted to the Arcadia Unified School District. The District will be requested to indicate the level of facilities available to house new students that would be generated from the project.
- 22. New residential development shall be responsible for providing the necessary funding/resources to establish or expand facilities commensurate with their project impact. In cases where existing school capacity is not sufficient to house the students expected from a development, implementation of appropriate funding mechanisms will be required to the extent permitted by State law.

#### Parks and Recreation

23. All new residential development shall be required to pay such development impacts fees as the City may establish for the provision of parks and recreational facilities.

#### Applicability:

Parks and recreation development performance standards apply to all new residential developments, including construction of a single family dwelling on an individual lot.

Multi-family development projects shall be encouraged to provide sufficient on-site recreational facilities (e.g., play areas, swimming pools) to meet the daily needs of residents, if possible, commensurate with the size of the development.

### Fire Prevention and Suppression

24. Roadways and internal circulation systems shall be designed to accommodate fire suppression equipment with adequate turnaround areas as determined by the Arcadia Fire Department.

### Applicability:

Fire prevention and protection development performance standards apply to all new development, expansion of existing commercial, office, industrial and mixed-uses, as well as to new dwelling units within existing residential developments.



- 25. All new development shall be provided with the water facilities needed to meet fire flow requirements as determined by the Arcadia Fire Department. Where necessary, existing fire hydrants are to be tested to confirm adequate fire flows.
- 26. Proposals for new development will be referred to the Arcadia Fire Department to determine projected response times to the project site and to provide appropriate fire hazard management recommendations for inclusion by the City as project conditions of approval.

#### Crime Prevention

27. New development and redevelopment proposals will be referred to the Arcadia Police Department for review and comment prior to approval of discretionary actions, as well as for security recommendations for inclusion by the City as project conditions of approval.

### Applicability:

Crime prevention development performance standards apply to all new development; expansion of existing commercial, office, and business park development; and to the creation of new dwelling units within existing multi-family developments.

- 28. New developments, other than a single family home being constructed on an individual lot, will be required to provide on-site security during construction, commensurate with the scale of the development and level of risk, as a means of preventing potential theft and vandalism.
- 29. Crime shall be discouraged through the incorporation of "defensible space" concepts into the design of dwellings and structures. Design plans may include, but are not limited to, the concepts outlined in Table 6-C below.

Table 6-C - Defensible Space Development Performance Standards

#### Residential Uses

Provide well lighted and visible streets and street names, entrances, and house numbers.

Provide visually well defined separation between public and private areas.

Place windows so as to allow easy resident surveillance of yards, corridors, entrances, parking areas, streets, and other public and semi-public places.

Provide landscaping that permits surveillance of open areas and entryways, and does not create places for concealment.

Within multifamily projects, eliminate undefined hallways, especially double-loaded corridors shared by large numbers of families.

Within multifamily projects, design entries and circulation corridors so that as few families as possible share a common lobby, facilitating the recognition of strangers.

Within multifamily projects, provide well lighted and, where possible, windowed apartment stairwells.

Within multifamily projects, limit access into and between buildings so escape routes are fewer and undetected entrances are more difficult.

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## Table 6-C - Defensible Space Development Performance Standards

#### Commercial and Industrial Uses

Design landscaping, buildings, and wall locations to facilitate surveillance from the street and from neighboring structures, without providing places for concealment.

Design the street system and driveways to allow emergency vehicle access around buildings, to the greatest extent possible.

Locate parking and walkways where surveillance from streets or by an attendant is possible to reduce worker or customer isolation when walking to and from cars.

Make first floor windows burglar resistant, and/or place them so as to promote surveillance from adjacent streets.

Limit access to buildings or building groups, as well as access between buildings, so escape routes are fewer and undetected access to buildings is made more difficult.

Eliminate the potential for access to roofs by stacked pallets, flag poles, etc.

Where possible, design areas so that they can be sealed off when not in use.

Install alarm systems on a zone basis so that the entire area does not need to be sealed off in an emergency.

Provide adequate illumination of street names, business names, and building numbers for easy identification.

Design facilities to promote surveillance from streets and nearby buildings.

Provide adequate lighting.

Source: City of Arcadia, 1995

#### **Emergency Services and Facilities**

30. New development projects will be required to provide a minimum of two points of ingress and egress, or more as required by the Arcadia Fire Department, Arcadia Police Department, and the City of Arcadia, to maintain adequate access in the event of an emergency situation.

#### Applicability:

The disaster response mitigation standard applies to all new developments except a single family home being constructed on a single lot.

#### **Biological Resources**

31. Areas with moderate to high habitat value as shown on the General Plan Biological Sensitivity Map are to be protected in place unless one or more of the below listed conditions can be met. Viable habitats

#### Applicability:

Biotic resource development performance standards apply to all development projects.

are defined as the vegetative resources that contribute to habitat carrying capacity (vegetative species diversity, faunal resting areas, foraging areas, and food sources)



and other significant biotic features. Documentation of habitat value shall be completed by a qualified biological resources consultant. Such areas are to be protected unless one or more of the following can be found:

- the specific area has little or no value as viable habitat and could not be improved;
- the disruption of the habitat will be mitigated elsewhere on the site so as to create an improvement of the overall habitat;
- the site has been included in a local or regional habitat conservation plan where disruption of the site will be offset by improvements offsite;
- the site has been reviewed in the City's Biological Sensitivity Map as having no existing viable habitat worthy of preservation or improvement; or
- an environmental finding is made that includes a statement of overriding considerations that outweigh the development impacts.
- 32. Require all new developments, including roads and other public projects, that are proposed adjacent to riparian and other biologically sensitive habitats, provide adequate buffers and are set back a sufficient distance to avoid significant impacts to such areas. Require that the activities permitted within these setbacks be consistent with preserving the habitat value of the biologically sensitive habitat, and that grading of lands adjacent to areas of high wildlife habitat value, as identified in Figure 4-1, does not change drainage patterns to the extent that the habitat value of biologically sensitive areas is jeopardized because of either too much or too little post-deve-lopment runoff.
- 33. The City and project proponents will coordinate with the federal, State, and regional agencies in order to comply with applicable requirements of the Federal and State Endangered Species Act and Federal Clean Water Act in areas determined to be environmentally sensitive.

#### **Energy Resources**

34. To ensure that the City's Development Performance Standards on Energy are met, projects shall be reviewed against the following guidelines:

### Applicability:

Energy conservation development performance standards apply to all new development, as well as to expansion or remodeling of existing commercial, industrial, and multiple family developments.

• Design buildings in groups or clusters with protected indoor or plaza/open areas that promote both exterior accessibility and enjoyment within a protected environment.



- Construct internal circulation roadways at the minimum widths necessary for safe circulation to minimize solar reflection and heat radiation; where feasible, utilize shade trees within parking areas to place 50 percent of the parking area surface in the shade at noon during the summer equinox.
- Where feasible, locate reflective surfaces (i.e., parking lots) on the north and east sides of buildings to decrease potential heat gain and reflection to adjacent buildings; alternatively, where parking areas must be located to the south or west of buildings, provide landscaping to reduce potential heat gain.
- Where possible, orient glass toward the south, the side with the greatest amount of solar access (heat gain potential).
- Use appropriate building shapes and locations to promote maximum feasible solar access to individual units.
- Design individual buildings to maximize natural internal lighting through the use of court wells, interior patio areas, and building architecture. Site plan elements (e.g., buildings, landscaping) shall protect access to sunshine for planned solar energy systems and/or for solar oriented rooftop surfaces that can support a solar collector or collectors capable of providing anticipated hot water needs of the building.
- Use canopies and overhangs to shade windows during summer months while allowing for reflection of direct sunlight during winter months.
- Install windows and vents in commercial and industrial buildings to provide the opportunity for thorough ventilation.
- Use reflective roof materials to reduce solar gains, unless a passive heat system is provided.
- Incorporate the use of deciduous trees in landscaping plans, especially near buildings and around large expanses of parking lots or other paved areas.
- Incorporate deciduous vines on walls, trellises, and canopies to shade south and west facing walls, to cool them in summer months.
- Incorporate wind breaks to protect against winter winds.
- 35. In addition, developers are to be encouraged to cooperate with Southern California Edison (SCE), the Gas Company, and the South Coast Air Quality Management District (SCAQMD) to set up energy conservation demonstration projects, and to serve as a laboratory for testing new energy conservation techniques.



#### Water Resources

- 36. To meet the City's overall water conservation mitigation standard, projects will be reviewed to assess their compliance with the following:
  - Compliance with the provisions of the City's Water

    Conservation Plan contained in the Arcadia Municipal Code.
  - Incorporation and maintenance of drought tolerant and low water using plants in the landscape plans; maximization of preservation of natural vegetation.
  - Incorporation and maintenance of water conservation techniques into the design of the irrigation system through such techniques as mulching, installation of drip irrigation systems, landscape design to group plants of similar water demand, soil moisture sensors, and automatic irrigation systems.
  - Clustering of landscaped areas to maximize the efficiency of the irrigation system; design of irrigation systems to eliminate watering of impervious surfaces.
  - Use of reclaimed water, where feasible, for landscape irrigation.
  - Installation of water conserving kitchen and bathroom fixtures and appliances, installation of thermostatically controlled mixing valves for baths and showers, and insulation of hot water lines, as per City adopted UBC requirements.

## Historic, Paleontologic, and Archaeologic Resources

37. Cultural resource assessments of proposed development sites are required for any project that may impact a known or potential site of archaeological or paleontological site or a historical site that is 50 years old or older. The assessment will identify the significance

#### Applicability:

Applicability:

Water conservation development performance standards

apply to all new development projects, as well as to the

expansion or remodeling of existing commercial, office,

business park, or multiple family developments. Individ-

ual landscaping on single family parcels is not subject to

Development performance standards apply to all new development and intensification of existing development that will result in any disturbance to the natural ground surface.

Article VII, Chapter 5, Part 5, Division 3 (7553.0) of the Arcadia Municipal Code as amended through 1995.



of the resource based on the guidance provided in the California Register of Historic Resources. Avoidance of impacts and preservation of significant resources in place shall be accomplished, where feasible. When it is not feasible, data recovery shall be required for all significant resources.

38. The following shall be included as a condition of approval of all new development projects, including intensification of existing development:

"If unknown cultural resources are discovered during project construction, all work in the area of the find shall cease, and a qualified archaeologist or paleontologist shall be retained by the project sponsor to assess the significance of the find, make recommendations on its disposition, and prepare appropriate field documentation, including verification of the completion of required mitigation. If human remains are encountered during construction, all work shall cease and the Los Angeles County Coroner's Office shall be contacted pursuant to procedures set forth in Section 7050.5 of the Health and Safety Code. If the remains are identified as prehistoric, a Native American representative shall be consulted to participate in the recovery and disposition of the remains."

39. During any future construction activities on properties with the potential to contain archaeological resources, a qualified archaeologist will be engaged to monitor the removal of the earth covering the study area and to identify cultural materials if they are uncovered. If cultural materials are found, construction activity in the vicinity of the discovery shall be redirected until the archaeologist has assessed the significance of the find and appropriate field documentation and mitigation has been completed. If the site is eligible for the California Register and if impacts cannot be avoided, a data recovery excavation program may be necessary. Avoidance of the site by capping may suffice as mitigation under some circumstances. Actual mitigation will be dependent on the magnitude of proposed impacts to intact, significant deposits. If human remains are discovered during these construction activities, the Los Angeles County Coroner will be contacted to identify the bone and establish its relative age. If this bone is prehistoric, a Native American representative will be consulted to participate in the disposition of the remains.

## Geology and Seismicity

40. The design of all new structures shall comply with the latest Uniform Building Code seismic design standards, as well as supplemental design criteria necessary to ensure the following:

### Applicability:

Seismic and geologic hazards management development performance standards apply to all new developments, as well as to expansions or remodeling of existing development.



- All uses needed for emergency response are designed to withstand sufficient "g" force to remain functional; and
- The design is consistent with the acceptable risk as presented in Table 5-A found in Chapter 5.0 Environmental Hazards.
- 41. Site-specific geological and soils studies will be required to be submitted concurrent with submittal of grading and/or building permit applications to determine on-site soils and geologic conditions and to define the site-specific design criteria needed to avoid the unacceptable risks outlined in the General Plan. Such studies shall assess non-seismic related hazards including, but not limited to, slope stability, erosion/mudslides, sedimentation, rockfalls, settlement, subsidence, and hydrocompaction, as appropriate.

## Stormwater Management and Flooding

42. The incremental increase in storm water runoff that will be created by a proposed development is to be retained or detained on-site unless adequate discharge downstream capacity is demonstrated as being available. "Available capacity" is defined as not measurably expanding downstream 10-year, 25-year, or 100-year flood levels, as appropriate for affected facilities.

### Applicability:

Stormwater management and flooding development performance standards apply to all new development. In addition, these standards apply to expansion of existing commercial, office, and business park uses, as well as to increasing the number of dwelling units within an existing multifamily residential development.

43. Acceptable on-site retention methods include, but are not limited to, use of pervious paving materials in hardscape areas is to be maximized, along with the provision of swale designs in landscape or grassy areas that slow runoff and maximize infiltration. Where feasible, the discharge of roof drainage is to be directed into pervious areas to reduce increases in downstream runoff.

## Community Noise Assessment Development Performance Standards

44. For purposes of community noise assessment, potential changes to the existing noise and traffic conditions can adversely affect the ambient noise conditions. These can be characterized by measur-

### Applicability:

Development performance standards for noise apply to all new developments as well as to expansion of existing commercial, office, and industrial developments and addition of dwelling units to an existing multi-family development, with the exception of construction of a single family dwelling on an individual lot.



able increases in noise levels and indirectly by increases in traffic volumes. Any project that meets or exceeds any of the following criteria shall be required to prepare an acoustical analysis and provide such mitigation as is necessary to meet the noise compatible land use development performance standards contained in Table 6-D:

- Addition of more than ten percent to the volume of average daily traffic of any arterial street. This traffic volume addition is more than incremental and could result in measurable noise increases.
- Addition of 1,000 or more vehicles in the peak hour on adjacent roadways. This traffic volume addition is more than incremental and could result in measurable noise increases.
- Projected noise levels, as identified in the Arcadia General Plan Environmental Impact Report, exceed the noise compatible land use performance objective contained in Table 6-D. Because the noise-related performance objective will be exceeded, site-specific analysis and mitigation will be required to meet specified objectives.
- The potential exists for on-site operations to exceed the noise compatible land use development performance standards contained in Table 6-D on adjacent properties. The potential to exceed noise development performance standards on adjacent properties is a significant impact that must be mitigated.
- 45. One or more of the development performance standards described in the following table shall be provided as necessary to mitigate project-related noise impacts to a level of insignificance as defined by Table 6-E.
- 46. Development performance standards that are not acceptable to the City include, but are not limited to, incorporating berm/wall combinations in the project design to attenuate noise. This technique is effective in attenuating noise, but conflicts with the image objectives of the City.
- 47. Proposed projects subject to the preparation of an acoustical analysis shall be evaluated for noise/land use compatibility according to the following criteria:
  - The Land Use Compatibility for Community Noise Environments matrix, (Figure 6-1) shall be used to determine the compatibility of land use when evaluating proposed new land uses in the City. The matrix shall be used as a guide to assist in determining the acceptability of noise for existing or proposed land use.

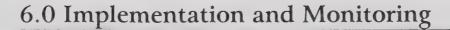


Table 6-D - Interior/Exterior Noise Development Performance Standards

Land Use	Maximum Exterior	Maximum Interior
Rural, Single Family, and Multi-Family Residential	65 dBA CNEL <sup>1</sup>	45 dBA CNEL <sup>1</sup>
Schools:		
Classrooms		45 dBA L <sub>eq</sub> <sup>1</sup>
Playgrounds	70 dBA CNEL	ense .
Libraries		$45~\mathrm{dBA}~\mathrm{L}_{\mathrm{eq}}$
Hospitals/Convalescent Facili-		
ties:	graphic .	45 dBA CNEL
Sleeping Areas	65 dBA CNEL	50 dBA CNEL
Living Areas	(CAM)	$50 \text{ dBA L}_{eq}$
Reception, General Of-		
fice, Clerical		
Hotels/Motels:		
Sleeping Areas	noo	45 dBA CNEL
Reception, General Of-	graduate Contract Con	50 dBA L <sub>eq</sub>
fice, Clerical		
Places of Worship	65 dBA CNEL	$45~\mathrm{dBA}~\mathrm{L_{eq}}$
Open Space/Recreation:		
Wildlife Habitat	60 dba cnel	***
Quiet, Passive Areas	65 dBA CNEL	600
Active Recreation Areas	70 dba cnel	600
Commercial and		
Business Park	war	$45 \text{ dBA L}_{eq}$
Private Office	anno	50 dBA L <sub>eq</sub>
General Office		55 dBA L <sub>eq</sub>
Restaurant, Retail	***	
Store, etc.		$65 \text{ dBA L}_{eq}$
Warehousing/Industrial	_	70 dBA L <sub>eq</sub>

 $<sup>^{1}</sup>$  CNEL and  $L_{eq}$  noise rating scales are described in the Arcadia General Plan EIR.

Source: City of Arcadia, 1995.





## Table 6-E - Project Related Noise Impact Development Performance Standards from Mobile and Stationary Sources

Mitigation Measure	Recom- mended	Mandatory
Project Site Planning		
Orient buildings for use in buffering or attenuating noise.		
Route or align roadways away from noise sensitive receptors where this can be accomplished without creating other significant impacts.		
Place the highest noise sources sufficiently distant from adjacent sensitive uses.	•	
Landscape Treatment		
Utilize landscape materials and softscape design to break up and baffle hard surfaces, thus minimizing reverberation. Scientific evidence is available that demonstrates that soft surfaces absorb more sound than hard surfaces.		
Utilize open space and landscaped buffers between uses to naturally attenuate noise with distance. Project applicants shall be responsible for providing open space buffers in the form of easements to eliminate noise encroachment from having an adverse effect. The distance shall be sufficient to meet the exterior noise standards for the land uses identified in Table 6-D above.		
Architectural Design		
Place fixed equipment in commercial retail and business park uses, such as air conditioning units, inside an enclosed space, or in shielded locations.		
For commercial, office, and business park uses, place rooftop equipment at an appropriate setback from property lines, or in acoustically treated mechanical rooms or in shielded equipment wells, to meet noise standards and minimize disturbance potential.		
Where appropriate, provide such features as sound rated windows, additional insulation in exterior walls or roofing systems, vent or mail slot modifications or relocation, and/or forced air ventilation.		

Source: City of Arcadia, 1995.



LAND USE CATAGORY	COMMUNITY NOISE EXPOSURE L <sub>dn</sub> OR CNEL, dB 55 60 65 70 75 80
RESIDENTIAL - LOW DENSITY SINGLE FAMILY, DUPLEX, MOBILE HOMES	
RESIDENTIAL - MULTI-FAMILY	
TRANSIENT LODGING - HOTELS, MOTELS	
SCHOOLS, LIBRARIES, CHURCHES, HOSPITALS, NURSING HOMES	
AUDITORIUMS, CONCERT HALLS, AMPHITHEATRES	
SPORTS ARENA, OUTDOOR SPECTATOR SPORTS	
PLAYGROUNDS, NEIGHBORHOOD PARKS	
GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES	
OFFICE BUILDINGS - BUSINESS, COMMERCIAL & PROFESSIONAL	
INDUSTRIAL, MANUFACTURING, UTILITIES, AGRICULTURE	

#### NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

#### CONDITIONALLY ACCEPTABLE

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

### NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

#### CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken.

Figure 6-1. Land Use Compatibility for Noise Environments

- The degree of acceptability can be categorized by noise exposures that are normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable. Action on proposed projects shall be guided according to the degree of land use/noise acceptability as follows:
  - Normally Acceptable: The potential for project approval should not be encumbered by land use/noise compatibility issues.
  - Conditionally Acceptable: The potential for project approval should not be encumbered by land use/noise compatibility issues, provided the applicant has included measures or conditions that



are acceptable to the Development Services Director and the project ultimately results in land use/noise compatibility.

- Normally Unacceptable: The potential for project denial will be considered likely as a result of land use/noise incompatibility, unless extraordinary circumstances are present that do not involve adjacent properties or uses. Overriding project benefits cannot be utilized to justify extraordinary circumstances.
- *Clearly Unacceptable*: If a project falls into this category, it shall not be approved due to land use/noise compatibility issues.
- 48. If a project that will create or impact existing noise sensitive land uses is proposed in a location that is within the 60 dBA CNEL contour or lower, the project applicant must demonstrate that (1) no adverse noise effects on adjacent uses will occur from the project and that (2) no adverse effects will occur on the project from adjacent influences. If determined acceptable by the City, the applicant need not prepare an acoustical analysis.

If a project that will create or impact existing noise sensitive land uses is proposed in a location that is beyond the 60 dBA CNEL contour or higher within the City, using the typical noise contours in Figure 6-1, an acoustical analysis shall be prepared.

- 49. For residential uses where an acoustical analysis is required, the report shall be complete and approved by the City prior to issuance of a grading permit or map recordation. Further information may be required prior to issuance of building permits, if not previously submitted.
- 50. Where an acoustical analysis is required for a non-residential project, the report shall be submitted for City approval prior to the issuance of building permits.
- 51. Any proposed use or activity that generates noise in excess of 60 dBA CNEL into a known wildlife nesting or migration area or desirable open space area shall not be permitted, as necessary to maintain tranquility, viable wildlife habitat, and wildlife mobility.

#### Hazardous Materials

52. New commercial, office, and industrial uses will be required to comply with the provisions of the Los Angeles County Hazardous Waste Management Plan and the most current amendments to the California Code of Regulations, Title 22.

### Applicability:

Hazardous waste management development performance standards apply to all non-residential uses within the City of Arcadia. Standards for residential uses are contained in the Arcadia Household Hazardous Waste Management Element.



53. Concurrent with submittal of development applications, where required by applicable regulations, project proponents will be required to submit a history of on-site soil use and, if warranted, a soil survey to determine the potential presence of hazardous substances in the soil.

### HOUSING IMPROVEMENT PROGRAM

The General Plan includes a Housing Improvement Program which represents a comprehensive set of actions to be taken for the provision of affordable housing for all economic segments of the community in response to the needs identified in the General Plan Appendix A - Population and Housing Assessment. This program has been developed to

## Responsibility and Funding

The Housing Improvement Program will be implemented by the Development Services Department and the Arcadia Redevelopment Agency. Funding has been identified for each specific program.

meet the City's housing needs for the 1996 through 2000 housing period pursuant to Government Code Sections 65880-65889.

# INTERGOVERNMENTAL COORDINATION AND IMPROVEMENT PROGRAM

The Intergovernmental Coordination and Community Involvement Program proposes actions that reflect the City's commitment to truly representational government, a government that looks for appropriate responses to specific issues. For example, some issues, such as the protection of natural resources, affect not only the City of Arcadia, but also adjacent jurisdictions, as well as agencies charged with the management of resources within the General Plan study area. Many issues cross geographic boundaries, and therefore require concerted efforts by several governmental entities before they can be resolved. Intergovernmental coordination means actively pursuing regional solutions to regional problems. The City of Arcadia is committed to working with its neighbors to address these issues.

At the same time, the City recognizes that to be truly representational, local government must reflect the values of the people it serves. To do so, the City of Arcadia has established as part of its General Plan implementation program mechanisms for informing the community on local issues and soliciting citizen input.

### COORDINATION OF LAND USE PLANNING ACTIVITIES

Actively pursue reviewing the land use planning efforts of adjacent jurisdictions, and provide constructive comments regarding the impacts that such programs will have on the City including, but not limited to, the following:

- Rosedale Specific Plan (Monrovia Nursery Site)
- Pasadena Sphere of Influence Project.



Pursue formation of ad hoc coalitions with other local agencies and community groups as a means of increasing the effectiveness of Arcadia's voice in regional planning efforts and the planning efforts of adjacent jurisdictions.

On an annual basis, initiate discussions with local, regional, State, and Federal agencies whose efforts could benefit or impact the City of Arcadia.

#### COORDINATION OF CIRCULATION FACILITIES

The City of Arcadia shall work with Caltrans, the Southern California Association of Governments, the South Coast Air Quality Management District, the Metropolitan Transit Agency, Los Angeles County, and the Cities of Pasadena, Sierra Madre, Monrovia, Irwindale, El Monte, and Temple City to coordinate regional transportation facilities. Coordination efforts shall include:

- a. Participation in implementing policies contained in the West San Gabriel Valley Air Quality Consortium Plan;
- b. Coordination with Caltrans, Los Angeles County, and adjacent cities to maintain and expand the system of park-and-ride lots along with an active rideshare matching program;
- c. Coordinating the City's circulation and bicycle plans with regional circulation planning efforts.
- d. Monitoring and pursuing Federal, State and regional funds for local and regional traffic improvements.

#### COORDINATION OF INFRASTRUCTURE

- a. Coordinate with flood control, water, wastewater, and solid waste providers to ensure long-term consistency with General Plan Goals and Strategies.
- b. Provide local utility providers with a copy of the General Plan Annual Review and Update Report for review and comment.
- c. Pursuant to the provisions of Government Code Section 65401, ensure that all departments within the City, and all other local government agencies (including the County, school districts, and other special districts) submit a list of proposed projects to the City, and that the City review and report on the Consistency of these projects to the City Council as part of the General Plan Annual Review and Update Report.



d. Complete and adopt master plans for water, sewer, and drainage to ensure adequate facilities to serve projected growth through the Year 2015 by accomplishing the following:

#### Water Facilities

- Increase well pumping capacity by 3,100 gallons per minute (gpm) to meet a total pumping capacity of 27,500 through a program of well replacement and construction of new wells.
- Increase water storage capacity by 9.06 million gallons to meet daily, peak, emergency, and fire flow needs through a program of replacing deteriorating reservoirs and construction of new storage facilities.
- Replace water lines, construct new parallel lines, and provide crossties as necessary to maintain adequate fire flow, residual pressures, and system reliability.
- Provide additional fire hydrants where spacing exceeds 500 feet between hydrants.

#### Sewer Facilities

• Establish a program of ongoing inspection (manhole examinations, T.V. inspection, and flow monitoring) and replacement of sewer lines on a priority basis to ensure that unrestricted flows are maintained during average and peak conditions.

### **Drainage Facilities**

- Provide for the construction of storm drains as necessary to ensure that surface flow in a 10-year storm is contained within the "top of curb" along streets, and that the 50-year storm is contained within the street right-of-way.
- Provide for the installation or improvement of facilities (e.g. catch basins, drain systems) to eliminate ponding at "high maintenance nuisance areas."



# COORDINATE PLANNING PROGRAMS WITH THE ARCADIA UNIFIED SCHOOL DISTRICT

The City will coordinate with the Arcadia School District through the following:

- Participate with the School District in joint land use/facilities planning efforts for joint park/school facilities.
- Coordinate with the school district to establish a clear methodology for determining the impacts of development within the City upon school facilities, including the following:
  - student generation ratios for residential development
  - methods to determine student generation factors and mitigation responsibilities of commercial, office, and business park uses in such a manner that businesses within the City are required to pay only for the school impacts they create within the City
  - potential credits for contributions made from City parks and recreation funding mechanisms to establish joint use school/park facilities
  - establishment of reasonable construction costs for new school and park facilities.

As identified in the City's Source Reduction and Recycling Element and the West San Gabriel Valley Air Quality Plan, the City will work with the school district to establish solid waste management, and air quality curriculum in local schools. The City will also work with the District, and Arcadia Police and Fire Departments to establish fire and crime/gang prevention curriculum in local schools.

### **ENHANCE COMMUNITY AWARENESS**

The effectiveness of the programs described in the Arcadia General Plan are dependent on the participation of community residents. To ensure that residents are made aware of these programs, the City shall publicize local programs and provide a forum for public debate of local issues.

- Continue to use both the Newspaper media, the City's newsletter, water billing inserts, and other forms of available media to publicize, including but not limited to the following City-sponsored programs:
  - resource conservation recycling efforts
  - ridesharing programs



- park and recreation programs and special community events
- household hazardous waste round-ups and programs
- fire prevention and public information programs
- NPDES requirements
- neighborhood Watch, DARE, PACE 2000, Adopt a School, and other crime prevention programs.
- Work with local cable television provider to include a "reader line" on the local TV directory channel advertising public hearings, and public discussions and workshops regarding land use within the City.
- Develop an Internet "home page" and an electronic mail system to provide public access to agenda, announcements, and other public information via home and business computers.
- Invite agencies involved in water and energy conservation programs to set up educational displays in City Hall and other community facilities as they are established.
- As part of the annual review and update of the General Plan, hold an annual "Open Forum" before the City Council to allow public discussion of current and future issues facing the community.

#### INVOLVE THE COMMUNITY IN THE DEVELOPMENT REVIEW PROCESS

In order to facilitate citizen participation in the development review process which would be meaningful to individuals at the neighborhood level, and to facilitate the public hearing process, the City of Arcadia encourages informal meetings between citizen groups and developers on large proposed development projects that could impact Arcadia's residential neighborhoods. The purpose of such meetings is to facilitate interaction between the developer and neighborhood interests in a relaxed, informal setting, and to provide the developer with the opportunity to inform and obtain feedback from the neighborhood. Specifically, the City encourages developers to meet with affected citizens, and ask Arcadia residents to give direction to proposed developments through the following:

- Delineating specific neighborhood values, goals, and objectives
- Participating in choosing among alternative project designs
- Participating in the review and modification of development plans.

Although the results of these informal meetings are not binding upon the City, early consultation and discussion between developers and affected citizens can significantly facilitate the development review process by resolving issues of social compatibility before public hearings begin.



### HOUSING IMPROVEMENT PROGRAM

The City of Arcadia intends to meet its housing needs and achieve identified objectives through the programs identified in Table 6-F.

Table 6-F - Housing Improvement Program Actions

Implementation Program	Responsibility	Timing	Funding Source	1996-2000 Program Objec- tive
Arcadia's Role in the Provision	n of Housing			
Housing Services Administra- tion: Expand the City's respon- sibility in the administration of local housing programs by desig- nating an individual within the Development Services Depart- ment to be responsible for Hous- ing Program implementation.	Development Services Depart- ment	1996-97	CDBG funds, Redevelopment Set-aside funds	Have an individual responsible for managing City programs and achieving adopted objectives.
Administrative Action Plan: Develop and adopt an administrative action plan for the implementation of identified housing programs.	Development Services Depart- ment, Redevel- opment Agency	1996-97	Redevelopment Set-aside funds.	Adoption of an action plan setting forth specific work efforts to implement the City's Housing Improvement Program.
Provision of Adequate Sites fo	r Housing			
Inventory of Sites: Continuously update the inventory of sites suitable for residential development, together with an ongoing analysis of appropriate zoning and development standards and needed public services and facilities for such sites with special concern for sites appropriate for affordable housing.	Development Services Depart- ment, Redevelop- ment Agency	1996- 2003	Redevelopment Set-aside funds	Maintenance of an up-to-date inven- tory of available sites for residen- tial development.
Infrastructure Financing: Make available City CDBG, and Redevelopment funds as a source of funding for public improve- ments for residential develop- ment in the City. Target those areas identified in the General Plan as residential transition ar- eas.	Development Services Depart- ment, Redevel- opment Agency	1996- 2003	CDBG, and Redevelopment set-aside funds	Assist in developing 100 new units (density bonus additional considerations).



Table 6-F - Housing Improvement Program Actions

Implementation Program	Responsibility	Timing	Funding Source	1996-2000 Program Objective
Monitor Effectiveness: Monitor the effectiveness of the General Plan Housing program by prepar- ing an annual "State of Housing Report" as part of the General Plan Annual Update.	Development Services Depart- ment and Rede- velopment Agency	Annually in co- ordina- tion with City Bud- get Pro- cess	Department budget	Ongoing understanding of the effectiveness of City housing programs.
Ordinance Review: Review zoning and subdivision ordinances and other applicable codes, regulations and policies, and make changes where feasible to promote housing.	Development Services Depart- ment in coordi- nation with rel- evant City Departments	Ongoing	Department budgets	Elimination of governmental constraints.
Zoning Revisions: Revise zoning within Transitions Areas 2 and 3 to provide for mixed use development and for density bonuses for senior housing.	Development Services Depart- ment	1996- 1998	Department Budget	Increase between 446 to 673 unit potential.
Fee Reduction: Reduce City imposed fees on rental or ownership housing projects of which a fixed percentage of units are provided as affordable housing.	Development Services Depart- ment	1996- 2003	Department Budget	Assist in developing 100 new units in conjunction with other programs.
First Time Home Buyer Program: Provide "soft" second loans (i.e., no principal or interest payments until the property is sold); subsidized interest rates, or other financing mechanisms in order to assist first time home buyers.	Development Services Depart- ment in coordi- nation with Ar- cadia Redevel- opment Agency	1996- 2003	Redevelopment Set-aside funds	16 loans
Mortgage Assistance: Assist "move-up" home buyers who are below specified income criteria to more easily meet home loan eligibility requirements by allowing those eligible to take up to 20 percent or their annual mortgage interest payment as a tax credit against Federal income taxes.	Development Services Depart- ment in coordi- nation with Ar- cadia Redevel- opment Agency	1996- 2003	Redevelopment Set-aside funds	4 loans



Table 6-F - Housing Improvement Program Actions

Implementation Program	Responsibility	Timing	Funding Source	1996-2000 Program Objective
Home Rehabilitation Loans: Provide loan funds to qualifying property owners for repairs and upgrades to the existing housing stock in exchange for occupancy restrictions to households with low and moderate incomes until at least 2014.	Development Services Depart- ment in coordi- nation with Ar- cadia Redevel- opment Agency	1996- 2003	Redevelopment Set-aside	12 loans
Free Market Housing Participation Program: Provide funding for portions of private market projects in exchange for the dedication of a number of units for sale or rent to low and moderate income households.	Development Services Depart- ment in coordi- nation with Ar- cadia Redevel- opment Agency	1996- 2003	Redevelopment Set-aside	8 loans
Section 8 Housing Assistance Program: Provide rental assistance to very low-income families and senior citizens. Tenants may live in any home or apartment, provided that the unit meets Federal quality standards and rent limits do not exceed limits set by the Federal government.	Development Services Depart- ment in coordi- nation with Los Angeles County Housing Au- thority	1996- 2003	CDBG funds, potential use of Redevelopment Set-aside excess surplus funds.	Approximately 170 units total
Developer Consultation: Provide consultation to aid developers to expand affordable housing opportunities, and assist developers in applying for funding to various public agencies for the development of affordable and assisted housing.	Development Services Depart- ment in coordi- nation with Ar- cadia Redevel- opment Agency	1996- 2003	CDBG funds, Redevelopment Set-aside funds	Facilitate the development of a total of 200 new units in conjunction with other programs
Monitor Project Conversions: Monitor any federally assisted housing developments that face possible conversion to market rate rental levels during the ten year housing period.	Development Services Depart- ment	1996- 2003	Department budgets	Prevent conversions with replacement of affordable housing units.
Code Enforcement: Coordinate City Code Enforcement Programs with rehabilitation assistance activities by providing direct re- ferrals to property owners in non-code compliance situation to prevent further deterioration of neighborhoods.	Development Services Depart- ment	1996- 2003	Code Enforce- ment Depart- ment Budget, CDBG funds, Redevelopment Set-aside funds	Prevent creation of any new rehabilitation needs.



Table 6-F - Housing Improvement Program Actions

Implementation Program	Responsibility	Timing	Funding Source	1996-2000 Program Objec- tive
Housing for Special Needs Gro	oups			
Home Rehabilitation Grants: Provide grant funds up to \$10,000 for the rehabilitation of low-income housing (such as roof replacement, installation of new windows, etc.),	Development Services Depart- ment in coordi- nation with Ar- cadia Redevel- opment Agency	1996- 2003	CDBG funds	100 grants
Preferential Status: Give homeless preferential status in the Section 8 Housing Assistance Program.	Development Services Depart- ment in coordi- nation with the Los Angeles County Hous- ing Authority.	1996- 2003	CDBG funding, Redevelopment Set- aside Funds	Assist 10 homeless persons to secure permanent housing.
Paint-up/Fix-up Project: City of Arcadia personnel and community volunteers provide home improvement services free of charge to low-income senior citizens and disabled homeowners. These include painting and restuccing of home exterior, installation of deadbolt locks, window reglazing and weatherstripping, and installation of smoke alarms.	Development Services Depart- ment, Volun- teer personnel	1996- 2003	CDBG funds	Approximately 100 per year
Prevention of Housing Discrin	nination			
Fair Housing: Contract with the San Gabriel Valley Fair Housing Council to process complaints of discriminatory practice in housing within the City and provide counseling in landlord-tenant disputes.	Development Services Depart- ment	Establish contract in 1997	CDBG funds	25 referrals annually



### GENERAL PLAN REVIEW AND UPDATE PROGRAM

California Government Code Section 65400(b) requires the planning agency of each city and county in the State to provide an "annual report to the legislative body on the status of the (general) plan and progress in its implementation." The following section details the

Responsibility and Funding: The annual General Plan Review and Report will be coordinated by the Development Services Department, and will be funded by various participating City department budgets.

contents of such a report, which will be prepared and delivered annually to the Arcadia City Council regarding the implementation of the Land Use Element.

#### COMMUNITY DEVELOPMENT

#### Land Use Review

On an annual basis, the Development Services Department will report on the implementation of the General Plan and provide the following information:

- a. A summary of activities undertaken over the past year to implement the Arcadia General Plan Land Use Element;
- b. A review of the General Plan Land Use Map, indicating the appropriateness of the mix, location, and relationships between proposed land uses, including an evaluation of the General Plan Land Use Map to ensure the following:
  - Residential designations provide housing opportunities for all economic segments of the community at densities consistent with the provisions of the General Plan Housing Programs.
  - Commercial development meets the retail service and office needs of City residents and provides a healthy tax base to help support community services.
  - Each land use designation within and adjacent to the General Plan study area promotes continued consistency with surrounding General Plan land use designations;
- c. A status of vacant land and land use absorption rates by land use type.



## State of Housing Report

A State of Housing Report that meets applicable redevelopment reporting requirements and includes, at a minimum, the following information:

- a. A review of overall City housing goals and City-related programs.
- b. A review and summary of existing assisted units at risk.
- c. Inventory of available vacant or underutilized sites suitable for residential development.
- d. A summary of housing objectives achieved during the past year.
- e. Recommended quantifiable housing objectives for the next year.

#### MUNICIPAL SERVICES AND FACILITIES

### Regional Transportation Program Implementation Review

Provide an annual report detailing the City's implementation status of regional transportation policies. Include, at a minimum, the following information:

- a. Based on ongoing monitoring, identification of roadway segments and intersections that exhibit unacceptable levels of service and needed improvements.
- b. An overview of the regional transportation related programs including the following:
  - The Southern California Association of Governments Regional Mobility Plan
  - Los Angeles County Congestion Management Plan
  - South Coast Air Quality Management Plan.
- c. Recommendations for revisions to the Circulation Element, as well as future programs.

#### Annual Facilities and Services Review

Conduct an annual review of local and areawide facilities and services, which includes the following:



- a. Evaluating adequacy of facilities and equipment; personnel staffing and program needs; and five year equipment, facility, and staffing needs based on anticipated growth and desired level of service.
- b. Review of infrastructure plans of other agencies, districts, and special districts for consistency with General Plan Goals and Strategies pursuant to State Government Code Section 65401.

#### ENVIRONMENTAL RESOURCES

## Air Quality Program Review<sup>2</sup>

Provide an annual Air Quality Program Review that at a minimum includes the following:

- a. A review of air quality implementation actions of the previous year as to the effectiveness of each action in reducing local emissions and achieving trip reduction targets.
- b. A selection of new implementation actions from the master list of actions contained in the South Coast Air Quality Management Plan to be implemented in the coming year.
- c. Setting schedules and allocating staff resources for the implementation of actions selected.

### Source Reduction and Recycling Progress Report

Provide a source reduction and recycling progress review that evaluates the effectiveness of source reduction and recycling programs both individually and collectively in diverting waste. The review will include, at a minimum, the following:

- a. Amount of waste diverted
- b. Status of all programs
- c. Summary of the success or failure of program implementation
- d. Recommendations for necessary modifications to existing programs and suggestions for new programs to be adopted.

A summary copy of the review will be submitted to the South Coast Air Quality Control District when completed.



### **ENVIRONMENTAL HAZARDS**

## **Emergency Preparedness Report**

Provide an emergency preparedness report regarding the efforts made throughout the year to implement and amend the Emergency Operations Plan. At a minimum this report shall include the following:

- a. Status of emergency facilities and services that serve the City.
- b. Summary of preparedness activities and training held throughout the year.
- c. Recommendations to improve program efficiency.
- d. Proposed programs for the coming year.

#### IMPLEMENTATION MONITORING

The following information provides an index of General Plan Strategies and related implementation programs along with a description of the responsibility, timing and funding that is likely to be necessary to implement the Arcadia General Plan.

**Table 6-G - General Plan Implementation Monitoring Matrix** 

Implementation Program	Responsibility	Timing	Funding Source
Development Review an	d General Plan Consi	stency Program	
Review and Determina- tion of development project consistency	Development Services Department	Implemented on a project by project basis	Department budget and development review fees
Intergovernmental Coor	dination and Commu	nity Involvement Pr	rogram
Coordination of Land Use Planning Activities	Development Services Department	Ongoing and updated on an annual basis	Department budgets
Coordination of Circulation Facilities	Development Services Department	Ongoing and updated on an annual basis	Department budgets
Coordinate Planning Programs with the Arca- dia Unified School Dis- trict	Development Services Departments	Ongoing and updated on an annual basis	Department budgets
Enhance Community Awareness	All City Departments	Ongoing	Department budgets  Development review fees (as they apply to public notice and advertizing).



Table 6-G - General Plan Implementation Monitoring Matrix

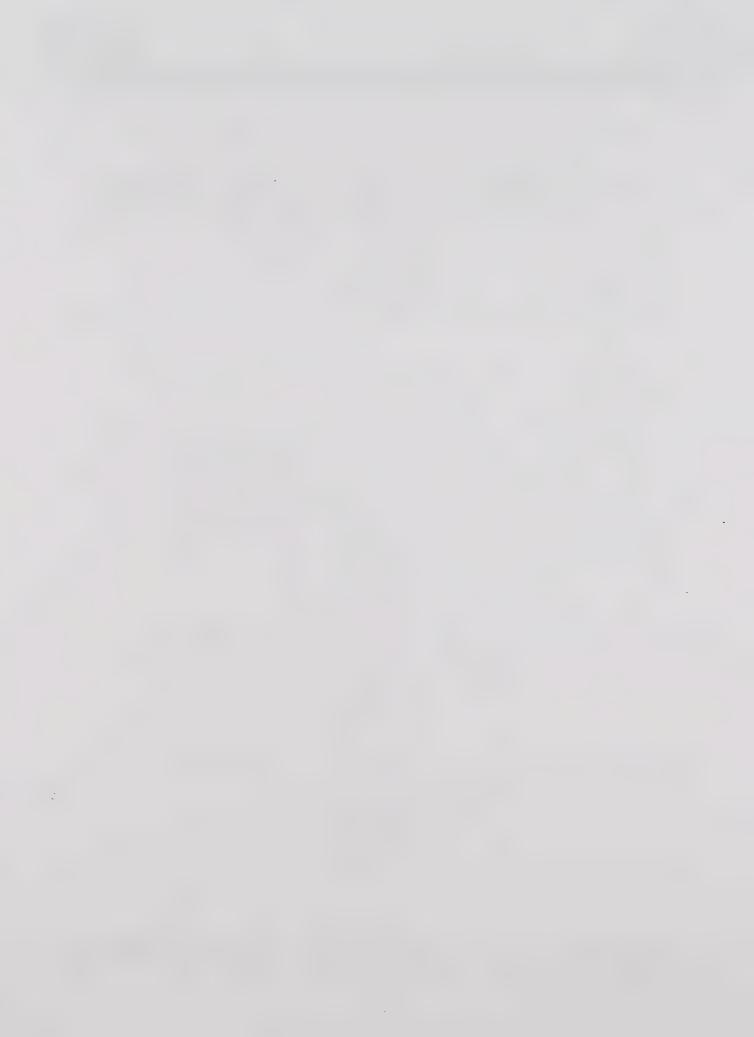
Implementation Program	Responsibility	Timing	Funding Source
Involve Citizens in Community Decision Making	Development Services Department	On an as needed basis to address specific issues.	Department budgets  City general fund  Other sources of funding may also be available depending on the specific issues to be studied.
Obtain feedback regarding City Programs	City Manager to coordinate with all City depart- ments	Every 2 to 5 years	Department budgets City general fund
Housing Improvement	Program		
Specific program descript (see Table 6-F).	ion includes the respon	sibility, timing, and fi	unding
General Plan Review an	d Update		
Community Development	Development Services Department in coordination with other City departments and the City Council.	On an annual basis in coordi- nation with City's annual budget process	Department budgets
Municipal Services and Facilities	Development Services Department in coordination with Regional Agencies, other City departments and the City Council.	On an annual basis in coordi- nation with City's annual budget process	Department budgets
Environmental Resources	Development Services Department in coordination with the SCAQMD, Regional Agencies, other City departments and the City Council.	On an annual basis in coordi- nation with City's annual budget process	Department budgets

## 6.0 Implementation and Monitoring



Table 6-G - General Plan Implementation Monitoring Matrix

Implementation Program	Responsibility	Timing	Funding Source
Environmental Hazards	Development Services Department in coordination with Regional Emergency Agencies, other City departments and the City Council	On an annual basis in coordi- nation with City's annual budget process	Department budgets.



## APPENDIX A -

POPULATION AND HOUSING ASSESSMENT





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### INTRODUCTION

The Arcadia Population and Housing Assessment provides background data and analysis for the General Plan Housing Element. This assessment, which has been prepared in conformance with State housing law (Government Code Sections 65580-65589), includes the detailed information necessary to determine the City of Arcadia's housing needs over the 1989-1998 housing period.

#### PUBLIC PARTICIPATION

As part of the update of the Arcadia Housing Element, early consultation notices were sent to agencies that could provide input on housing issues. These included local agencies such as the Los Angeles County Housing Authority, the Fair Housing Council of San Gabriel Valley, and the California Mutual Housing Association, as well as the State Department of Housing and Community Development in Sacramento and the federal Department of Housing and Urban Development's San Francisco office.

In addition, a public meeting was held on Wednesday, May 17, 1995, to obtain comments from Arcadia residents on the General Plan process, including the update of the housing element. Notices for the workshop (including display advertisements) were placed in the *Hometown* section of the *Pasadena Star News* on May 4 and 11. Press releases were also distributed to the *Chinese Daily News*, *Sierra Madre News*, *Los Angeles Times*, *China Press*, and the *Chinese Free Daily News*.

Notices for this meeting were posted at various locations within the City, including the Arcadia City Library, Community Center, and post offices; broadcast on the local cable television bulletin board; and mailed to a comprehensive mailing list used by the City for environmental projects. A total of 20 residents were present at the meeting. Issues raised that were related to housing included the importance of home maintenance and maintaining "pride of ownership," and the accuracy of the City's motto, "Community of Homes," in describing the City's character.

In addition, the Arcadia Planning Commission conducted public hearings on the General Plan, including the Housing Element on April 30, May 14, May 16, May 30 and June 25, 1996, and additional hearings were held by the City Council on July 8 and July 10, 1996. During these hearings, there was extensive discussion of housing issues, including the manner in which the City would meet its objectives of providing housing for all economic segments of the community.

### HOUSING PROGRAM ACHIEVEMENTS FROM 1990 TO 1995

The City's 1990 Housing Element contained 28 "Action Programs" designed to implement the City's goals and policies related to housing in the community. The majority of these programs are of an ongoing nature, and will continue as part of



the newly adopted housing element. In addition, several quantifiable achievements of housing element goals can be noted, including the following.

- 1. The City adopted a density bonus ordinance in May 1995 (Ordinance No. 95-002) to provide density bonuses and additional considerations to developers who construct multiple-family low income housing units.
- 2. Home rehabilitation grants of \$7,500 to \$10,000 were issued to 116 low and moderate income households between 1990 and 1994. As illustrated in Table A-13 of this appendix, over \$1 million of Community Development Block Grant (CDBG) funds have been spent on housing rehabilitation through this program. City staff estimates that an additional 30 grants will be issued by the end of 1995 at \$10,000 each.
- 3. A net increase of 235 dwelling units were constructed between 1990 and 1995.

### POPULATION CHARACTERISTICS

#### HISTORIC GROWTH

According to the January 1994 population survey prepared by the State Department of Finance (DOF), the City of Arcadia had 49,753 residents. Another 7,463 people reside in the Arcadia Sphere of Influence, resulting in a total study area population of 57,216.

As illustrated in Table A-1, population growth in the City of Arcadia has stabilized significantly over the last 20 years when compared to the dramatic growth experienced in the post-war years of the 1940s and 1950s. Arcadia's population more than quadrupled between 1940 and 1960, and over 10,000 homes were constructed in the City in those 20 years. Since then, growth in the City has continued at a more modest rate, with population increasing only 16.5 percent overall from 1960 to 1994. This slowing of the growth rate reflects that fact that Arcadia was approaching, and has now reached a build out condition, wherein opportunities for new housing development are nearly exclusively on lands currently developed with low density housing.

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Due to an error in the last annual growth report prepared for the State, the population count included in the 1994, rather than the more recent 1995 DOF report is used in this Appendix and in the Arcadia General Plan Housing Element.

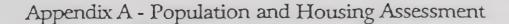




Table A-1 - Arcadia's Historical Population

Census Year	Population	% Change
1940	9,122	N/A
1950	22,809	150.0
1960	42,698	87.1
1970	45,138	5.7 .
1980	45,994	1.9
1990	48,290	5.0
1994	49,753	3.0

Source: U.S. Census Bureau and State Department of Finance, 1996.

### **GROWTH PROJECTIONS**

The U.S. Census provides the most widely used statistics reflecting the population of cities and states. However, the DOF maintains annual records of population to augment Census data in the years between Census counts. These statistics are used by many agencies who wish to forecast population growth, as well as other related economic indicators, as accurately as possible. Among these agencies is the Southern California Association of Governments (SCAG), which establishes a regional framework of planning criteria around various quality of life issues, including the provision for housing, and management of traffic and air quality.

SCAG preliminary projections for growth in population, households, and employment for the City of Arcadia and the County of Los Angeles are shown in Table A-2. However, the City does not concur with these projections. SCAG projections often do not take into account existing physical conditions or specific constraints to development in a community. For example, within Census Tract 4304, SCAG estimates indicate a population increase of 2,157 persons by the year 2020. The physical character of the area is predominately steep hillsides, with limited access for residential development potential. The remainder of the area in this census tract consists of flood control facilities, and will not be available for future development.

City of Arcadia Staff met with representatives of the San Gabriel Valley Council of Governments on August 22, 1995 to review SCAG household, population, and employment projections. The projections provided by the Council of governments to SCAG included in the San Gabriel Valley Subregional Input report dated September 7, 1995 do not reflect realistic conditions in the City of Arcadia.



Table A-2 - SCAG Growth Projections, City of Arcadia and San Gabriel Valley Subregion

	1990	2000	% Change 1990 - 2000	2010	% Change 2000 - 2010	2015	% Change 2010 - 2015	% Change 1990 - 2015
-	1990	2000	2000	2010	2010			2017
Population								
Arcadia	48,290	49,764	3% .	52,415	5%	53,319	2%	10%
Subregion	1,424,230	1,481,377	4%	1,658,835	12%	1,715,487	3%	20%
Households								
Arcadia	18,352	19,258	5%	20,734	8%	21,671	5%	18%
Subregion	431,804	441,777	2%	494,861	12%	517,994	5%	20%
Employment								
Arcadia	25,879	25,872	0%	26,737	3%	27,514	3%	6%
Subregion	584.963	622.033	6%	732.668	18%	766.568	5%	31%

Source: San Gabriel Valley Preliminary Growth Forecast, Subregional Input Report, September 7, 1995.

In Arcadia, vacant land is nearly non-existent, and the transition from existing uses, which are typically low in density, to other, higher density uses, is occurring relatively slowly, and only in a few areas of the City. In order to accurately reflect the expected growth in Arcadia, actual build out counts based on existing land uses were undertaken to assess underutilized parcels, as well as areas already in transition (see Availability of Potential Sites for Housing section of this appendix). Population forecasts based on these build out estimates have been used to analyze the potential for housing growth within the City and General Plan study area.

#### AGE DISTRIBUTION

In planning for housing and social service needs in the City, it is important to analyze the population in terms of age. Comparing data from the 1980 and 1990 Census, the distribution of age groups within the City has remained relatively stable, as shown in Table A-3, below. Additional information on Arcadia's elderly population is included in this appendix under the heading "Special Needs Groups," as defined by the Department of Housing and Community Development (HCD).



Table A-3 - Age Distribution, City of Arcadia

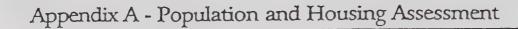
Age Cate- gory	1980	Percentage Distribution	1990	Percentage Distribution	Change
0-4 years	1,830	3.98%	2,192	4.54%	0.56%
5-17 years	8,871	19.29%	8,261	17.11%	-2.18%
18-24 years	4,857	10.56%	4,235	8.77%	-1.79%
25-44 years	11,477	24.95%	14,078	29.15%	4.20%
45-64 years	12,145	26.41%	11,819	24.48%	-1.93%
65+	6.814	14.82%	7,705	15.96%	1.14%
Total	45,994		48,290		2,296

Source: City of Arcadia, Development Services Department, May 1995.

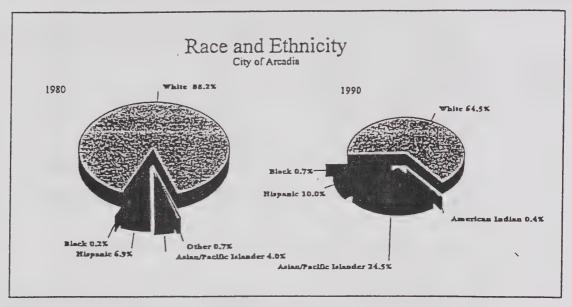
The differences between the City's 1980 and 1990 age distributions reflects a continuing trend. Following the explosive growth that occurred in Arcadia through the 1970s, the City's population stabilized and aged. Children grew up, and moved out of their homes. Many, although not all, parents whose children grew up and moved out, also moved out of the community. This is reflected in a decrease in the proportion of young adults' aged 18-24 and older adults aged 45-64, as well as an increase in the proportion of senior citizens over the age of 65. Primarily young families moved into the community, as reflected in an increasing proportion of adults aged 24-44, and pre-school age children. The trend of replacement of older adults with young families is anticipated to continue through the 1990s.

#### RACE AND ETHNICITY

Arcadia's population is less diverse in terms of ethnic composition than that of Los Angeles County as a whole. About 72 percent of the study area population, or 34,552 residents, are of white non-Hispanic origin, compared to approximately 57 percent in Los Angeles County. The next largest racial subgroup identified by the 1990 Census was Asian, comprising approximately 25 percent of the City's population. Of those within this Asian subgroup, 7,434 persons, or approximately 15 percent of the City's total population, reported themselves as Chinese. In comparison, within the County of Los Angeles, the Asian population is approximately 11 percent, with approximately 3 percent of the County total population reported as Chinese.



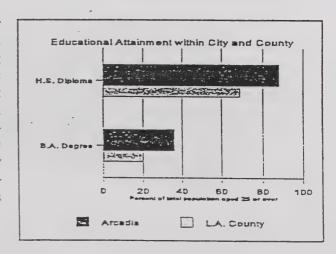




Between 1980 and 1990, the City has experienced significant changes in the ethnicity of its population. According to the U.S. Census, all ethnic groups within Arcadia, other than white non-Hispanics, increased in size over the last ten years, with Hispanic and Asian/Pacific Islander groups having the most notable changes. The number of Asian/Pacific Islander residents in the City grew from 1,857 in 1980 to 11,368 residents in 1990, an increase of over 500 percent. Of this group, 52.9 percent report themselves as being of Chinese descent.

#### **EDUCATIONAL ATTAINMENT**

Education is an important indicator of a variety of characteristics, such as occupation and income. According to the 1990 Census, for residents over 25 years of age, 88 percent were high school graduates, and over 36 percent had at least a bachelor's degree. This compares to 69 percent of Los Angeles County residents being high school graduates, and only 20 percent holding a bachelor's degree.





#### INCOME

State housing law uses County median household income figures to define levels of household income that are classified as very low, low, moderate, and above moderate. HCD's income classifications are illustrated in Table A-4 below.

Table A-4 - 1990 Household Income Range

Income Level	Percent of County Median Income <sup>1</sup>	Monthly Income
Very Low	0 - 50	<b>\$</b> 0 <b>- \$</b> 1,456
Low	50 - 80	<b>\$1,456 - \$2,331</b>
Moderate	80 - 120	<b>\$</b> 2,331 <b>- \$</b> 3,496
Above Moderate	>120	Over \$3.496

Based on the 1990 Census, the median annual household income in Los Angeles County was \$34,965.

Source: LSA Associates, Inc., 1995.

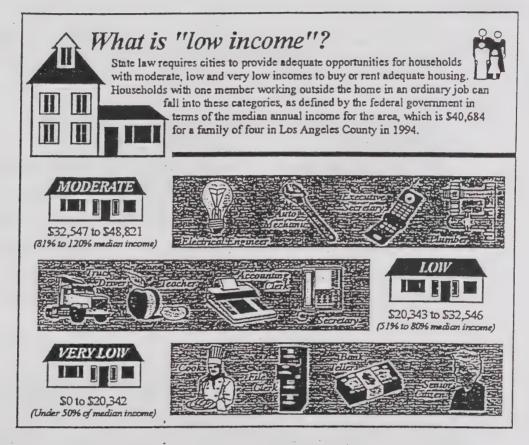
Arcadia's median annual household income in 1990 was \$47,347. This figure is approximately 35 percent greater than the median household income for all Los Angeles County residents. Nearly 17 percent of Arcadia households earn more than \$100,000 per year (see Table A-5). Yet, the City is also home to a substantial number of low and moderate income households; almost 24 percent of all Arcadia households earned less than \$25,000 annually.

Table A-5 - Arcadia Household Income

Household Income	Percent
Below \$15,000	12.0%
<b>\$</b> 15,000 <b>- \$</b> 24,999	11.9
\$25,000 - \$34,999	12.7
<b>\$</b> 35,000 <b>- \$</b> 49,999	15.8
\$50,000 - \$74,999	19.2
<b>\$</b> 75,000 - <b>\$</b> 99,999	11.7
\$100,000 - \$150,000	9.3
Above \$150.000	7.4
Total	100%

Source: U.S. Census, 1990.





Source: 1994 Geographic Reference Report, BTA Economic Research Institute.

Figure A-1 - What is "Low Income?"

Households in Arcadia can be distributed into HCD's four income classifications through interpolation of the area household incomes. As shown in Table A-6, approximately 55 percent of the households in the City have above moderate incomes, while very low and low income households comprise about 28 percent of the City.

The terms "low" and "moderate" income households can be somewhat misleading. As defined in housing law, "moderate" income merely means average income for the County. In addition, because large numbers of households have two or more wage earners, single wage earner households of common professions often fall into low or moderate income categories (see box above).



Table A-6 - Low and Moderate Income Households
City of Arcadia, 1990

Income Level <sup>1</sup>	Total in City	Percent of Total
Very Low (under 50 percent of County median)	2,750	15%
Low (50-80 percent of County median)	2,384	13%
Moderate (80-120 percent of County median)	3,117	17%
Above Moderate (Above 120 percent of County median)	10.085	55%

Source: LSA Associates, Inc., 1995.

#### SPECIAL NEEDS GROUPS

Certain segments of the population often have a more difficult time finding adequate, affordable housing due to their special circumstances. The State of California defines these "special needs" groups as female-headed households, large households (five or more members), the elderly, disabled persons, farm workers, and the homeless. A summary of these group's representation in Arcadia is shown in Table A-7, followed by additional information on each group.

Table A-7 - Summary of Special Needs Groups

Group	Percent of Total Households/Population
Female-Headed Households	3.7%
Large Households (5 or more)	10.5%
Elderly (65+)	16.0%
Disabled	10.6%
Farm Worker Households	0.0%
Homeless	0.1%

Source: U.S. Census, 1990.



#### Female Headed Households

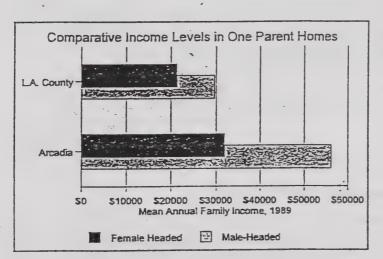
In 1990, nearly 20 percent of Arcadia's households with children under 18 had only one parent (896 of the 4,668 households with children). Of these single-parent homes, 75 percent (676 households) were headed by women; and 25 percent by men. Countywide, 26 percent of the households with children are headed by single parents; with the same 75 to 25 percent ratio of female to male headed homes.

Female-headed house-holds often have lower income levels than those of married couples or male-headed single par-

Total Households
Single Female Parent Families
Single Male Parent Families
Families with Children

Female Headed Households

ent households. The annual family income levels for one-parent families in Los Angeles County and Arcadia are shown in the chart at the right. In Arcadia, the



annual income for femaleheaded households is, on average, 50 percent higher than that of female-headed households county-wide. yet 75 percent lower than the average income of male-headed one parent households in Arcadia. According to the 1990 Census, 29 percent, or 261 female-headed of the households in Arcadia were living below the poverty level in 1989.

### Large Housebolds

A second category of special-needs households involves large families and the linked issue of overcrowding. Large households occur in just over ten percent of Arcadia's homes; 89.9 percent of all households contain four or fewer persons. Large households occur slightly more frequently in households countywide, where 82.5 percent contain four or fewer household members. Among renter households in Arcadia, large households are even less common, as shown in Table A-8 below.



Table A-8 - Household Size, City of Arcadia

Household Size	Percent of All Households	Renter Households (Percent of total)
One person	24.0%	13.7%
Two persons	33.9%	12.5%
Three or four persons	32.1%	9.2%
Five persons	6.9%	1.8%
Six or more persons	3.3%	1.1%

Source: U.S. Census, 1990; LSA Associates, Inc., 1995.

According to the Census, Arcadia's average household size in 1990 was 2.63, increasing from 2.55 in 1980. By comparison, the average household size in Los Angeles County in 1990 was 2.96. This increase runs counter to the national trend of declining household size, and is reflective of older citizens moving from the community, and being replaced by families.

### Elderly Persons

The elderly (age 65 and over) are included in HCD's special needs groups classification because elderly households must often rely on fixed incomes, which make it difficult to absorb increases in living costs, especially the cost of housing.

Within the City of Arcadia, according to the 1990 Census, 7,705 persons, or 16 percent of the population, are 65 years of age or older. Of this group, women comprise 61 percent, as compared to 39 percent for men. As shown in Table A-9, in 1990, approximately 25 percent of Arcadia's elderly population lived alone, while another 7 percent were living with unrelated individuals in a non-family household or in group quarters, such as nursing homes. The remaining members of Arcadia's elderly population reported themselves as living with a spouse or other relative in a family household.

In its efforts to ascertain current needs of the elderly in Arcadia, LSA contacted the City's Senior Services Coordinator, Rose O'Sullivan, who stated that housing was the second largest concern for senior citizens in Arcadia, the first being transportation. She indicated that people frequently have the misconception that Arcadia seniors are wealthy; and pointed out that while they might be "house rich," they are also often "cash poor." In her opinion, the City has a real need to expand assisted housing options for senior citizens.

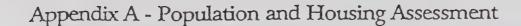




Table A-9 - Elderly Household Composition City of Arcadia, 1990

Household Type	Number of Persons 65 and over	Percent of Total 65 and over
Family Households	5,285	68.6%
Living Alone	1,881	24.4%
Non-family households <sup>1</sup>	109	1.4%
Group Quarters <sup>2</sup>	430	5.6%
Total	7,705	100%

Living in single-family housing with unrelated individuals (e.g., paid companions).
 The Census definition of group quarters includes institutional (nursing homes, mental hospitals, correctional facilities) and non-institutional (college dormitories, homeless shelters) facilities in this housing category.

Source: LSA Associates, Inc., 1995.

Housing facilities for the elderly currently existing in Arcadia include Naomi Gardens and board and care facilities such as the Arcadia Gardens Retirement Hotel, the Arcadia Royale, the California Home for Aged Deaf, and Wellington Courts. In addition to shelter, most board and care facilities, also called retirement homes or "rest homes," provide meals and non-medical care for their elderly residents. However, Ms. O'Sullivan points out that the majority of Arcadia's senior population is active, healthy, and able to live independently.

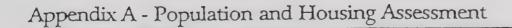
The one facility in Arcadia that provides subsidized housing to senior citizens able to live independently is Naomi Gardens, a structure that contains 100 efficiency-style apartments. Each unit is 559 square feet, and contains a living area, kitchen, bathroom and one bedroom. All of these units are subsidized by the Federal Section 8 rental assistance program, and are available only to residents aged 62 and older, or to disabled adults aged 18 or older who meet Federal low-income requirements. As of October 1995, all 100 units at Naomi Gardens were rented, and the waiting list for units, which can contain the names of up to 30 prospective residents, was also full.

#### Disabled Persons

According to the 1990 Census, 4,139 residents of the City of Arcadia reported physical limitations that affect either self care or mobility. This figure represents 10.6 percent of the City's total non-institutionalized population over age sixteen. In comparison to Los Angeles County, Arcadia has a smaller percentage of disabled

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Telephone conversation with Amanda Richardson, Naomi Gardens Property Manager, October 30, 1995.





persons; Los Angeles County residents who are disabled constitute 13.2 percent of the population. As shown in Table A-10 below, the percentage of individuals with mobility and self-care limitations is substantially higher among older residents, although in Arcadia, nearly 75 percent of those 65 and older reported no disability in 1990.

Table A-10 - Disability Status of Non-Institutionalized Persons, 1990

	Arcadia		Los Angeles County	
	Number	Percent	Number	Percent
Total Non-institutionalized				
Persons 16 to 64 Years	31,462	-	5,857,597	-
With a Work Disability:				
With a mobility or				
self-care limitation	1,646	5.2	381,381	6.5
No mobility or				
self-care limitation	. 28	0.1	8,610	0.1
No Work Disability:				
With 2 mobility or				
self-care limitation	604	1.9	219,528	3.8
No mobility or	•			
self-care limitation	29,184	92.8	5,248,078	89.6
Total Non-institutionalized				
Persons 65 and Over	7,302	_	812,165	* * ****
With a Work Disability:				
With a mobility or				
self-care limitation	1,724	23.6	244,154	30.1
No mobility or				
self-care limitation	43	0.6	8,990	1.1
No Work Disability:				
With a mobility or				
self-care limitation	165	2.3	38,418	4.7
No mobility or				
self-care limitation	5.370	75.5	520.603	64.1

Source: U.S. Cersus, 1990.

#### Farm Workers

Adequate housing for farm workers is a serious, and often ignored issue in many communities in California; however, in Arcadia, no commercial agricultural operations exist that would support a need for farm worker housing. The Santa



Anita Park race track provides on-site housing and services for workers caring for the race horses. At the peak of racing season, as many as 1,000 may be housed on site; off-season, as few as 200 workers may be housed on site to help with horse training activities.

The 1984 Regional Housing Needs Assessment (RHNA) prepared by SCAG estimated 30 resident farm worker households with housing assistance needs within Arcadia. According to SCAG staff, this estimate was based on 1980 Census data showing employment within agriculture, forestry, and fishery industries. A region-wide factor was applied to this number of employees (in 1980, there were 273 such workers in Arcadia) and the results of this calculation were reported as the estimated number of farm worker households within the City, without verification of actual land uses or presence of farm workers in need of housing assistance within the City. According to SCAG staff, the RHNA is not currently scheduled to be updated, so a revised estimate of regional farm worker need is not available at this time.

The City of Arcadia considers the estimate of 30 farm worker households with housing assistance needs to be a significant overstatement of the actual conditions within the City. Based on the urban nature of the community, the adequacy of onsite housing for workers assisting with the care of race horses, the presence of the Angeles National Forest headquarters in Arcadia (which could account for at least some of the "forestry" employment identified in the Census), and the fact that no agricultural operations are currently located in or adjacent to Arcadia, the City is estimating that, at least for this housing element period, no need for farm worker housing exists

### Homeless

The number of families and persons in need of shelter in Arcadia is difficult to ascertain due to the complexities related to homelessness and due to the fact that little information specific to Arcadia currently exists. The 1990 Census made a special effort to include homeless persons in census counts, but cautions data users that the results of these efforts do not reflect a count of the total population of homeless persons at the national, state, or local level.

The counts reported in the 1990 Census used two general methodologies to enumerate the homeless population. The first method, called the "S-Night" or "Shelter and Street Night Enumeration," was used to count homeless individuals at pre-identified locations on one specific night (March 20, 1990). These locations included emergency shelters for the homeless, shelters for runaway youth, shelters for abused women and their children, and open locations in streets or other places not intended for habitation. Counts were conducted in all jurisdictions nationwide with populations of 50,000 or more. The Census bureau notes that these counts probably do not include persons who were well hidden (those in cars, dumpsters, on rooftops, etc.), moving about, or in shelter or street locations other than those



identified before the Census count was taken. In Arcadia, two individuals were noted as "visible in street locations" as part of the "S-Night" count.

The second methodology used by the 1990 Census to identify the homeless was that of "Special Place Enumeration for Persons with No Usual Home Elsewhere." Counted among this category were residents of group quarters (such as group homes for the mentally ill, substance abuse centers, agricultural workers' dormitories on farms, and other non-household living situations) who reported that they had "no usual home elsewhere," or who reported they had a home elsewhere but did not provide enough address information to locate that home. No members of this group were counted within the City of Arcadia.

In what may be the most reliable count of the total number of homeless in Los Angeles County, the Los Angeles Homeless Services Authority (LAHSA) estimates the number of homeless people in Los Angeles County at 83,900. Of this number, between 10,340 and 12,166 homeless individuals are estimated to be located in the San Gabriel Valley. LAHSA is a joint agency of the City and County of Los Angeles, whose mission is to provide coordinated services and programs for the homeless within Los Angeles County. Their estimates are based, in part, upon the annual surveys conducted by Shelter Partnership, Inc., which found in 1994 that fifty percent of the County's homeless are single men, 25 percent are families, 13 percent are single women, and the remaining 12 percent are unaccompanied youth.

The Arcadia Police Department reports an average of one response each day logged as "transient activity." This is a significant increase from similar documentation in the City's 1990 housing element, which estimated only one such incidence each month, on average. When responding to a typical "transient activity" call, officers generally request that the individual remove himself or herself and any possessions from the vicinity (often Arcadia County Park). Arrest is rarely a result of the Department's interaction with the homeless; typically, arrest will be considered only in a case where other violations of the law are occurring.

While no shelter facilities for the homeless are currently operated in Arcadia, several agencies within the City offer assistance and referrals to homeless individuals. The Arcadia Presbyterian Church will, upon evaluation of need, assist homeless families by providing an overnight stay at a local motel. The Church, which is located at 121 Alice Street, also operates two food programs, and estimates they receive requests for assistance from five to six homeless families each month, as well as up to 20 transient men. The single men are typically referred to Union Station in Pasadena for shelter. The Arcadia Welfare and Thrift Shop, located in downtown Arcadia at 323 N. First Avenue, uses the proceeds from its retail thrift

Telephone conversation with Captain David Hinig, Arcadia Police Department, October 17, 1995.

Telephone conversation with Nicky Dandridge, Arcadia Presbyterian Church, October 17, 1995.



store operation to provide clothing, canned food, and food vouchers to approximately 30 homeless individuals each month, nearly all of whom are single men. This agency also refers homeless men who are seeking shelter to Union Station in Pasadena.

Based on the fact that Arcadia service agencies report regular referrals of homeless individuals to facilities in Pasadena, it would appear that an unmet need exists relative to the number of homeless people in the City. Given the numbers of people who do not request social services or use homeless shelters, the estimates of Arcadia's local agencies may not reflect the actual need within the City. There is currently no way to document the number of people who live in cars, the families who "double up" in apartments, or the people who are one paycheck away from being homeless. The effort required to quantify the actual unmet need for housing Arcadia's homeless would require additional monitoring and more accurate reporting methodologies than were available to the City as part of this housing element update.

### HOUSING CHARACTERISTICS

According to the U.S. Census, there were 19,483 housing units in Arcadia in 1990, all of which are classified as being inside an urbanized area. Of these existing homes, 18,352 units were occupied; 11,300 by owners (62 percent), and 7,052 units, (or 38 percent) by renters. The percentage of owner occupied homes is significantly higher than the 48 percent recorded for Los Angeles County as a whole, and the vacancy rate of 5.8 percent for the City was slightly higher than that of the County at 5.5 percent.

In addition, according to the 1990 Census, the median value of an owner-occupied home in Arcadia was \$438,800 in 1990, and the median monthly rent was \$716. This compares to a median home value of \$223,800 in Los Angeles County, and a countywide median monthly rent of \$626.

#### UNIT TYPE

As shown in Table A-11, single family development makes up nearly 70 percent of Arcadia's housing stock, compared to 55 percent of the total housing in Los Angeles County. Just over ten percent of the City's housing stock (2,159 units) is made up of condominiums. This is slightly higher than the County figure of 7.8 percent condominium units.

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Telephone conversation with Mary Pounds, Arcadia Welfare and Thrift, October 17, 1995.



Table A-11 - Housing Unit Mix

	City of Arcadia		County of Los Angeles		
Units in Structure	Number	Percent	Number	Percent	
1 - detached	11,742	60.3	1,533,532	48.5	
1 - attached	1,340	6.9	206,342	6.5	
2	308	1.6	90,698	2.9	
3-4	1,064	5.5	191,777	6.1	
5-9	1,303	6.7	265,544	8.4	
10 - 19	1,384	7.1	283,965	9.0	
20 - 49	2,015	. 10.3	296,249	9.4	
50 ÷	142	0.7	205,641	6.5	
Mobile Homes	16	0.1	55,425	1.8	
Other	169	0.9	34.170	1.1	
Totals	19.483	100.0	3.163.343	100.0	

Source: 1990 Census, LSA Associates, 1995.

### CONDITION AND AGE OF UNITS

In general, the condition of housing in Arcadia is excellent. According to the 1990 Census, nearly half of the homes in the City are valued at over \$200,000, and just under 20 percent of the homes (a total of 3,749) are valued at \$500,000 or more. The median value of an owner-occupied home in Arcadia was \$438,800 in 1990.

Thirty years is often regarded as the age when major home repairs become likely or obsolescence begins to set in. As of 1990, over 60 percent of the homes in Arcadia were more than 30 years old, with 11,888 units being built prior to 1959 (Table A-12). The median year that structures were built in the City of Arcadia is 1957. Within the next 20 years, nearly 90 percent of the housing units in the City will be more than 30 years old. Despite the age of these units, the vast majority of the units within the City are in sound condition.

According to City staff, grants to assist in the cost of residential rehabilitation (such 25 roof repairs or exterior paint) are available annually to residents meeting HUD low income requirements. These funds are provided through the County's CDBG fund. Table A-13 below, shows the number and dollar amount of grants issued between 1990 and 1994, which total over \$1 million. Development Services Department staff indicates that typically, the number of qualified applicants has not exceeded the number of CDBG grants available, and anticipates that approximately 35 grants will be issued again in 1996, at \$10,000 each.

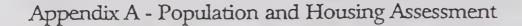




Table A-12 - Age of Housing Stock

Year Structure Built	Number	Percent
1939 and earlier	1,296	6.7
1940 to 1959	10,592	54.3
1960 to 1979	5,575	28.6
1980 to 1990	2,020	10.4
Total	19.483	100%

Source: 1990 U.S. Census.

Table A-13 - Distribution of CDBG Housing Rehabilitation Grants

Year	Grant Amount	Number Issued	Annual Total
1990	. \$7,500	19	\$142,500
1991	\$7,500	22	\$165,000
1992	\$10,000	22	\$220,000
1993	\$10,000	22	\$220,000
1994	\$10,000	. 31	\$310,000
Total			\$1.057,500

Source: City of Arcadia, Development Services Department, May 1995.

A visual survey of the general condition of housing in the study area was conducted as part of the current General Plan update program. In most of the City's neighborhoods, there is a consistent level of scale and quality from one house to the next, giving the overall impression of stability. However, a number of neighborhoods, predominately in the southern portion of the City, are experiencing a phenomena commonly known as "mansionization." In Arcadia, this is typically exemplified by the removal of an existing structure, and replacement with a new home built at a scale much larger than that of the remaining, surrounding neighborhood. Discussions with the Arcadia Development Services Department indicate that this trend began approximately six to eight years ago. Since then, the City has adopted new design standards to keep the size of new single family residences in scale with the size of the lot they are being constructed on.



#### TENURE AND VACANCY

The tenure distribution of a community's housing stock, owner versus renter, influences several aspects of the local housing market. Residential mobility is influenced by tenure, with resident-owned housing evidencing a much lower turnover rate than rental housing. Housing overpayment, while faced by many households regardless of tenure, is far more prevalent among renters. Tenure preferences are primarily related to household income and composition, and the age of the householder.

Vacancy, or the rate of occupied versus unoccupied units, is a widely used indicator of housing need and choice, as well as the relative health of housing markets. A vacancy rate of four to six percent in a mature community generally indicates a fairly stable housing market. Conversely, a high vacancy rate suggests that there is an oversupply of housing. The vacancy rate for purposes of this analysis constitutes units available to renters or buyers. According to the U.S. Census, the overall vacancy rate in Arcadia in 1990 was 5.8 percent.

## PROJECTED HOUSING NEEDS, OPPORTUNITIES, AND CONSTRAINTS

### HOUSING NEEDS

As mandated by the Government Code Sections 65545 and 65584, Arcadia has an obligation to establish goals for the provision of adequate opportunities for housing to meet a fair share of the regional affordable housing need. During each Housing Element period, the City's goals for providing opportunities for affordable housing is adjusted to conform to changes in the regional need. Therefore, previously constructed affordable housing is counted only for the Housing Element period in which it was constructed, and does not count for previous or future years' goals.

The term "affordable" is used to describe housing units that are attainable by persons who maintain incomes within certain percentages of the County median income. These percentages have been translated into several income groups. A household classified as very low incomes earns up to half of the median County income. A low income household earns between 50 and 80 percent of the County Median income. A moderate income household earns between 80 and 120 percent of the County median income. For example, in 1989, the County moderate income limit for a four-person household was established as \$64,596 annually. The same size household classified as very low income would have earned less than \$32,298 per year. Income classifications for 1994, based on State DOF reports, are shown in Table A-14 below.

<sup>&</sup>quot;Median" income refers to the income at which 50 percent of households earn more and 50 percent of households earn less.



Table A-14 - Income Distribution Requirements<sup>1</sup>

Category	Percent of County Median	Income Range
Very Low Income	Less than 50%	Under \$20,342
Low Income	50% to 80%	\$20,342 - \$32,547
Moderate Income	80% to 120%	\$32,547 - \$48,821
Above Moderate Income	Over 120%	Above \$48,821

Based on 1994 Los Angeles County median income of \$40,684 for a four person household.

Source: LSA Associates, Inc.

Table A-16 shows the City's estimated housing need for the 1989-1998 period. As shown in the table, Arcadia's housing need for this period is 806 dwelling units. Household projections prepared by the San Gabriel Valley Council of Governments for input to SCAG severely overestimate the residential development potential of Arcadia's hillside areas adjacent to the Angeles National Forest. After adjusting for a realistic development scenario for Arcadia's hillsides, and maximizing the residential development yield of lands within the City, a maximum net increase of 572 dwelling units can be achieved and this only with significant effort. Thus, the San Gabriel Valley Council of Governments' estimate that Arcadia will grow by 906 households between 1990 and 2000, with another 2,413 households being added between 2000 and 2015 is wholly unrealistic and unachievable.

The City also analyzed building permit activity over the seven year period preceding 1996. As shown in Table A-15, during the seven year period of 1989 through 1995, the City of Arcadia experienced a net increase of 310 dwelling units. It is recognized that during the majority of this time period, the State of California suffered a significant housing slump. Because a total of 310 dwelling units were constructed between January 1989 and December 1995, the remaining housing need for the Housing Element planning period (as of September 1996) was 496 dwelling units.

Table A-15 - Housing Production in Arcadia

	Single Family	Multi-Family	•	Net Housing
1989	114	133	(172)	75
1990	78	136	(91)	123
1991	57	91	(141)	7
1992	37	33	(61)	9
1993	30	41	(34)	37
1994	47	47	(49)	45
1995	45	13	(44)	9
Total	408	494	(592)	310

Tallied from January to December in each year.

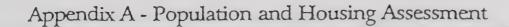




Table A-16 - Projected Housing Need in Arcadia, 1996-2000

Category	% Arcadia Households in Category <sup>1</sup>	Regional % of Households in Category <sup>2</sup>	Arcadia's 1989-1998 Housing Need	Arcadia's 1996-1998 Housing Need <sup>3</sup>
Very Low Income	15%	24%	109 units	63 units
Low Income	13%	16%	137 units	97 units
Moderate Income	17%	19%	124 units	74 units
Above Moderate Income	55%	41%	436 units	262 units
Totals	100%	100%	806 units	496 units

Based on 1990 local income distribution.

Source: LSA Associates, Inc. 1997.

### OPPORTUNITIES FOR PROVISION OF HOUSING

### Availability of Suitable Sites for Residential Development

Over half of the land within the city (3,421 acres, or 63.9 percent) is zoned for residential development. Of the city's total acreage, 59 percent is zoned for single family development, and 5 percent is zoned for multiple family housing. There is very little vacant land in the City, only a portion of which is appropriate for future housing activity. Consequently, new housing development is expected to occur at a modest rate, primarily through recycling and infill of vacant lots.

Sites that have been identified as potentially suitable for residential development are shown in Figure A-2 and listed in Table A-17. At the present time, six specific sites totaling approximately 381 acres have been identified by the City as being underutilized and offering the potential for housing development. In addition, there are approximately 30 acres of residential land that is comprised of 152 parcels in the vicinity of the downtown area (ranging from 3,200 to 24,000 square feet each) on which transition to higher density housing is considered likely to occur. The locations of these parcels are detailed in Exhibit 2, which is attached to this Appendix.

As outlined in Table A-17, under the City's existing General Plan and zoning, a net increase of 572 dwelling units could be achieved.

Based on 1990 regional income distribution.

Includes adjustments for dwelling units constructed between 1989 and 1996.

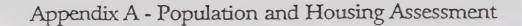




Table A-17 - Existing and Potential Housing Sites

Site Description	Zoning	Acreage	Potential Net Units	Ownership
UNDERUTILIZED PARCELS				
1. Anoakia	R-0	20.00	20	Private
2. Forest Service Offices and Yard	R-1	8.00	n/a	Federal
North and West     Race Track Perimeter	R-1	164.00	n/a	Private
4. South Race Track Parking Area	R-1	93.00	n/2	Private
5. Alternative School	R-3	3.00	72	School District
6. Various Residential Parcels <sup>1</sup>	R-2	7.67	52	Private
	R-3	22.06	340	Private
VACANT LAND				
7. Hillside Residential Areas	R-M	158 +/-	18	Private
8. Residential Mixed Use			70	Private
TOTAL			572	

Based on comparison between parcel-specific base maps and aerial photography provided by the City, and a visual land use survey performed by LSA Associates, Inc., August 1995.

Source City of Arcadia Development Services Department, LSA Associates, Inc., 1996.

### Feasibility of Housing Production on Identified Sites

### Anoakia

Site 1, known as "Anoakia," is located at the northwest corner of Baldwin and Foothill avenues. The site contains buildings originally constructed in 1913 by Anita Baldwin, daughter of City founder Elias J. "Lucky" Baldwin. The lavish estate home and grounds were used as Mrs. Baldwin's private residence until her death in 1939. In 1941, the site became the Anoakia School for Girls. As the result of the Whittier earthquake, on-site buildings suffered major damage, and the school was closed in 1990. Only the house is considered to be structurally sound. With the exception of a caretaker's residence and the owner's office, the buildings on this 20 acre site are currently unused.



Figure A-2 POTENTIAL HOUSING SITES



The Anoakia site is within the City's R-0, or lowest density residential zone, and has an architectural design overlay designation, making the zoning for the site R-0&D. This zoning is consistent with the General Plan land use designation of Single Family Residential 0-2, meaning the maximum number of housing units that could be constructed on the site would be two single family dwellings per acre, or after subtracting portions of the site that are devoted to public facilities, a total of 33. The existing land use designation of the site constitutes a major constraint to the production of housing units which would be affordable to low and moderate income households.

A serious constraint of this site is the historic nature of the structures that are currently found there. According to the State Office of Historic Preservation's Historic Property Data File, the Anoakia site appears to be eligible for the National Register of Historic Places ("National Register"). The recent adoption of State Assembly Bill 2881 has established a new form of historic designation, "The California Register of Historic Places." The eligibility criteria developed by the State for this designation is less stringent than that used for National Register listing, and, for this reason, the likelihood of the Anoakia site being considered eligible for historic status is increased. Although the current owners have not sought a historic designation for this property, it is may be possible that the appropriate steps could be taken to prevent the conversion of the site to any use that would threaten the value of these historic resources to the community, including use of the site for affordable housing.

Based on the constraints to the development of affordable housing posed by the Anoakia site's existing land use designations and historical status, this site is not considered feasible to be utilized for the production of affordable housing within this housing element period. However, this site could provide up to 20 market rate single family housing units.

### Forest Service Offices and Yard

Although this 10.1 acre site is zoned for residential use with the designation R-1, it is currently in use as the headquarters of the Angeles National Forest. The site, which is located just south of the 210 Freeway at 701 N. Santa Anita Avenue, is owned by the Federal Government, and has been used by the Forest Service since 1937, primarily for equipment storage. The Supervisor's office, along with associated administrative staff, were moved from Pasadena to this site in the early 1980s. According to Ed Gililland, Forest Engineer, the possibility of exchanging a portion of the land within the site, in order to fund additional improvements on the remainder, has been entertained for a number of years. However, there is no strong indication that the Forest Service will take such action in the foreseeable future. For this reason, the availability of this site for the production of affordable housing within this housing element period is not considered feasible.



### Santa Anita Park North and South Parking Areas

These sites are made up of portions of the existing Santa Anita Park race track facilities. The north and west perimeter of the track, totaling approximately 164 acres, is currently in use and contains the track's paddock areas, stables and parking areas. The south parking area is currently used for parking, predominately during the holiday season as additional parking for the Santa Anita Fashion Park mall, and at season opening at Santa Anita Park (December 26). Because the zoning for both of these sites is R-1, and because attendance at the race track has declined in recent years due to the advent of off-track betting opportunities, the City considered the possibility of using these sites for the provision of affordable housing in its 1990 housing element, stating a potential for 955 units on the north and west race track perimeter, and an additional 540 units on the south parking area.

However, there are several constraints to the use of these sites for housing projection. First, both sites fall within the designated Earthquake Hazard Zone of the Raymond Hill Fault, which traverses the City from west to east. Second, these sites currently act as "buffers" between Santa Anita Park and surrounding neighborhoods. The suitability of these areas for residential use, given their proximity to the race track and Santa Anita Fashion Park mall, and the associated exposure to traffic and noise, is questionable. Finally, these sites, especially the north and west race track perimeter, currently function as part of Santa Anita Park's operations. For these reasons, while a change in land use for these sites is recognized as potential, the availability of these areas for the production of affordable housing is not considered feasible within this Housing Element period.

#### Alternative School Site

The Arcadia Unified School District owns a three acre site at 150 South 3rd Avenue that is currently used for the Arcadia High School Alternative School program. Recently, the District discussed the potential for closing this school, and having it developed. The current zoning of the school site is R-3, yielding a potential development of 72 dwelling units, which could be affordable to low and moderate income households.

#### Underutilized Residential Parcels

One of the land use transitions undertaken by the City in its 1995 General Plan update is to increase the allowable density of parcels located in the City's downtown core. Maximum density for parcels along and near First Avenue and Third Avenue and south of the City's Downtown would increase from the current range of 12 to 24 dwelling units to the acre.

In August 1995, LSA surveyed this area visually, and then consulted City aerial photographs and existing land use maps to determine the development potential within this target area. Based on this analysis, it was determined that the potential



exists for the development of 566 additional dwelling units on 152 different existing residential lots, resulting in a net increase of 392 dwelling units. A listing of each site, including details on the location, number of existing units, and estimate of potential units, is attached to this Appendix as Exhibit 2. In evaluating the potential for additional units on sites within the target area, several criteria were used to qualify each parcel. If the site's zoning would allow for an increase of only one unit, the transition was not considered feasible.

In addition, the City analyzed the potential for increasing the maximum allowable density to 30 dwelling units per acre in all or some of the areas south of downtown. It was found that the net yield of new dwelling units within existing multifamily designated lands could be increased to between 446 and 673 dwellings. However, given the small size of the parcels on which such development would need to occur (8,000 to 24,000 square feet) and the scattered nature of existing parcels which could be transitioned to higher density use, it did not appear feasible to expect realistic development yields greater than 24 units per acre in the absence of significant parcel consolidation programs.

### Hillside Residential Areas.

At the north end of Arcadia is an approximately 158 acre hillside area, adjacent to the Angeles National Forest. Because of existing steep hillsides, significant biotic resources, difficult access, wildfire hazards, and proximity to the national forest, the anticipated residential development yield of this area is low; only 18 dwelling units. The difficulty of developing this area will limit these dwelling units to above moderate income housing.

#### Mixed Use Areas

At the eastern portion of the City, between Santa Clara and Huntington Drive from the Metrolink rail line to the eastern city limits, the City identified the potential for mixed use development. A similar potential was identified along First Avenue south of the downtown area. As part of mixed use developments, approximately 70 dwellings could be constructed within these areas.

#### Funds Available

The City of Arcadia currently utilizes three sources of funding to assist in the provision of quality housing to lower income residents. These include the Section 8 rental payment assistance program, operated by the Los Angeles County Housing Authority; a Community Development Block Grant (CDBG) program that underwrites housing rehabilitation; and the State mandated "Set Aside" fund adminis-

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A total of 174 existing dwelling units would need to be removed to construct the 566 new dwellings.



tered by the Arcadia Redevelopment Agency. The Section 8 and CDBG programs have been successfully serving Arcadia residents for a number of years. However, due to other project and program obligations, the Redevelopment Agency has been unable to provide housing funds, and has annually made findings to defer its obligation to meet the State's 20 percent set aside mandate. As of the current 1994/95 fiscal year, Arcadia's cumulative deferral amount totaled \$3,614,500.

In the 1995/96 fiscal year, the Arcadia Redevelopment Agency will make its first housing set-aside payment. As shown in Table A-18 below, this payment is expected to total \$587,500, with annual payments to follow which will equal 25 percent of the City's tax increment revenue. Redevelopment agencies are allowed to carry unencumbered Housing Set-Aside Fund surplus amounts forward from year to year as long as the surplus does not exceed the larger of either \$1,000,000 or the total aggregate deposit amount for the four most recent fiscal years. Any unencumbered surplus which exceeds the larger of these amounts is defined as "excess surplus" in State Redevelopment Law. Excess surpluses, if allowed to develop, are subject to forfeiture to the local housing authority or other public housing agencies charged with providing affordable housing in the jurisdiction.

Table A-18 - Housing Set-Aside Fund Summary

Fiscal Year	Annual 20% Set-Aside Amount	Cumulative Set-	Amount Paid Into Housing Fund	Cumulative Amount Paid Into Housing Fund	Estimated Possible "Excess Surplus"
1985/86	226,036	226,036	0	0	0
1986/87	216,624	442,660	0	. 0	0
1987/88	255,501	698,161	0	0	0
1988/89	264,780	962,941	0	0	0
1989/90	300,941	1,263,882		~ 0	0
1990/91	422,339	1,686,221	Ö.	. 0	0
1991/92	532,279	2,218,500	0	0	0
1992/93	472,878	2,691,378	0	0	0
1993/94	463,096	3,154,474	0	0	0
1994/95*	460,000	3,614,500	0	. 0	0
1995/96*	470,000	3,520,500	587,500	587,500	0
1996/97*	480,000	3,400,500	600,000	1,187,500	187,500
1997/98*	490,000	3,278,100	612,000	1,799,500	600,000
1998/99*	500,000	3,153,100	625,000	2,424,500	625,000
1999/2000*	510,000	3,025,600	637,500	3,062,000	637,500
2000/01*	520,000	2,895,600	650,000	3,712.000	650,000

<sup>\*</sup> Estimated, based on a 2 percent per year increase in agency revenues.

Source: Arcadia Redevelopment Agency, Five Year Implementation Plan for the Central Redevelopment Project Area, Adopted December 1994.



### Units at Risk of Conversion

There is currently one project in the City of Arcadia that is providing low income housing and has the potential to be converted to non-low income use. Naomi Gardens, located at 655 W. Naomi Street, provides 100 apartments to very low and low income senior citizens and disabled adults through the federally funded Section 8 rental assistance program. Construction of this building was completed in 1986, and according to the statewide Inventory of Federally Subsidized Units at Risk maintained by the California Housing Partnership Corporation, the earliest possible expiration date of federal funding would be May 2006, or 20 years from the project's initiation. Because this date is outside the ten-year limit set by HCD, the analysis of risk of conversion will need to be conducted as part of the City's next housing element update.

#### CONSTRAINTS TO THE PROVISION OF HOUSING

In preparing a community's housing program, it is important to understand not only housing needs and the availability of land for the production of new housing, but also the constraints that must be overcome to meet the housing needs of all economic segments of the community. These constraints are discussed in two contexts as follows:

- Governmental Constraints, including land use controls, building codes and their
  enforcement, site improvements, fees and other exactions required of developers,
  local processing and permit procedures, and governmental priorities
- Non-Governmental Constraints, including the availability of financing, price and availability of land, the cost of construction, and general market conditions.

When analyzing constraints on the production of housing, it is important to distinguish between (1) unreasonable and excessive constraints and requirements, and (2) other, sometimes conflicting, mandates placed by the State and Federal governments on local municipalities, as well as legitimate requirements needed to protect public health and safety and the need to maintain a fiscally sound community. The City of Arcadia recognizes its mandate to facilitate the production of housing to meet the needs of all economic segments of the community, but is also concerned with maintaining the high quality of life demanded by its residents, protecting the integrity of the natural environment, and ensuring that the impacts that new housing will have on the area's roadway and infrastructure systems are mitigated.

#### Governmental Constraints

Governmental regulation, while necessary to regulate the quality of development, can have a limiting effect on attempts to provide housing that is affordable to all economic groups. In attempting to ensure a high quality of development, governmental regulations sometimes unintentionally delay construction, and/or increase



infrastructure, land preparation, or overhead costs of development. These regulations involve both direct constraints such as land use and development controls, development standards, and building and housing codes, as well as indirect constraints such as permit processing times and permit processing and development fees.

Before focusing on the governmental constraints that Arcadia as a municipal agency can remove or minimize in order to facilitate housing development in general and affordable housing in particular, it is important to understand the governmental policy context within which housing decisions are made.

#### Governmental Priorities

The emphasis placed by the federal and State governments on housing policies and funding for housing programs has traditionally shifted with changing administrations and priorities. However, there has been a clear trend to de-emphasize funding of federal and State housing programs in the face of poor budget outlooks and inadequate resources to continue funding all federal and State housing programs. In addition, in order to balance its budget, the State of California has shifted funds away from cities, and has also tapped into redevelopment funds. This has left California cities, such as Arcadia, with a mandate for providing programs to facilitate housing development for all economic segments of the community, but with a greatly reduced ability to fund such programs.

The mandate that requires local governments to provide housing for all economic segments of the community is but one of many, often conflicting, responsibilities the government faces. In addition to dealing with issues of housing affordability, rehabilitation, and overcrowding, cities must provide municipal services and facilities, protect the natural environment, and reflect the concerns of city residents concerning the type and intensity of new development. These responsibilities must be met in a context of increasingly tight budgets, as well as increasing reliance on and competition for sales tax revenues. As a result of State laws relating to municipal finance, reductions in State and federal financial support for infrastructure development, and changing public attitudes toward growth, local agencies have had to require that development internalize many of the costs that were once borne by various public funds. As a result, the cost of residential development inevitably increases.

Often in contrast to the mandate for local governments to provide housing for all economic segments of the community is the democratic principle that governments reflect the will of the people. In many communities, new development and alterations to the natural environment are perceived as threats to the area's quality of life, and "low and moderate income housing" is often perceived as a problem to be avoided, rather than as a public responsibility. The result is that community acceptance of development, particularly high density development, is severely limited or non-existent.



### Land Use Controls

Land use controls take a number of forms that can impact the rate and cost of residential development. The two primary land use controls affecting residential land development in Arcadia are the Arcadia General Plan, and the zoning regulations of the Arcadia Municipal Code. The General Plan establishes the overall character and development of the community, and identifies a range of permitted residential and non-residential development, including maximum permitted development intensity, throughout the City. The Zoning Ordinance implements the General Plan. The Zoning Ordinance provides specific regulations for building heights and setbacks, lot coverage, and parking. The Zoning Ordinance also sets maximum limits on the intensity of residential development within mixed use developments in non-residential zones.

### Fees and Permit Processes

Residential developments in Arcadia do not normally require all, or even many, of the various processing applications. Most single family residential developments do not require any discretionary actions by the City. The two key factors to expeditious processing of any application are compliance with applicable regulations and timely submittal of all necessary documents. If the Planning Department determines that an environmental impact report is necessary, the permit process will be longer.

Multiple family developments, as well as subdivisions and parcel maps, require review by the Planning Commission. All discretionary applications are acted upon in the minimum amount of time necessary to ensure adequate review of the project, and within the time frames established by the Streamlining Act and CEOA. The City continually reviews its internal procedures for processing discretionary development permits in order to ensure that processing time frames are minimal, and that submittal requirements are limited to what is necessary to protect the public health, safety, and welfare.

The September 1996 Planning and Building related fees and processing times are included as Exhibit 1. In order to encourage the construction of low and moderate income housing, the City will consider waiving such fees as building permit fees and park and recreation fees.

### On- and Off-Site Development Requirements

Because the vast majority of new housing that will be constructed within Arcadia will be infill development (much of which will consist of replacement of single family and low intensity multi-family units with higher density development), on- and off-site requirements are not generally an issue in local housing development. In fact, because Arcadia's new housing development is primarily infill, on- and off-



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site requirements are lower than those typically experienced in growing communities. In terms of circulation improvements, the City's Circulation Element does not identify any major improvements which would be needed as the result of future residential development. Thus, the only circulation improvements which would generally be needed for future residential development will be internal circulation. Because the City's street standards are similar to those of surrounding communities, no unusual costs would be placed on future residential development.

### General Plan and Zoning Land Use Designations, Policies, and Development Requirements

### General Plan Designations

The Arcadia General Plan is a statement of public policy defining the desire of the City of Arcadia to manage its future and to cope with the complex dynamics of long-range growth and change. The Plan establishes a framework within which growth, development, and environmental protection activities may occur in accordance with community goals and aspirations. The General Plan is designed to guide future development in a desirable and efficient manner, and to provide a basis for public decision making regarding the use of community resources, expenditure of public funds, and the allocation of land for various types and intensities of use.

The General Plan defines seven categories of land use, as follows:

- Single Family Residential includes detached, single family residences at densities ranging from 2 to 6 dwelling units per acre (du/ac). This designation covers residential development within traditional single family detached housing neighborhoods, with lot sizes ranging from 7,500 to 30,000 square feet.
- Multiple Family Residential permits detached and attached residential developments with densities ranging from 7 to 24 du/ac. This category covers a broad spectrum of attached and detached residential types ranging from duplexes to townhouses to apartment projects, with the highest density designations (12 to 24 du/ac) located adjacent to major or secondary streets, shopping areas, or other intense land uses south of the downtown area. Within these areas, the General Plan permits an extra density bonus for senior housing projects from 12 du/ac to 18 du/ac (50 percent), or from 24 du/ac to 30 du/ac (25 percent).
- Mixed Use Commercial/Multiple Family areas allow the development of commercial and residential mixed-use projects which promote community interaction and economic vitality by combining homes and appropriate commercial service providers, such as medical and professional offices, personal service facilities, and retail stores within selected neighborhoods. This land use designation was added to the General Plan in order to provide additional opportunities for the construction of affordable housing in the City. The maximum

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development capacities under this land use designation are 24 du/ac for residential uses, and 0.40 FAR<sup>9</sup> for commercial uses.

- Commercial areas designated in the General Plan are of two types. General Commercial is characterized by a mix of retail, wholesale, service, and office uses designed to serve the needs of area residents, workers, and visitors, and has a maximum development intensity of 0.50 FAR. Commercial Entertainment areas provide for a wide range of complementary commercial and entertainment uses, such as specialty retail, restaurant, museums, conference facilities, cultural arts and entertainment uses, sports and recreation, health and fitness, and lodging facilities. Commercial Entertainment uses have a maximum development intensity of 0.30 FAR.
- Mixed Use Commercial/Industrial areas provide an opportunity for the development of office, light manufacturing services, and supporting retail facilities within a business park environment. The maximum development intensity in this mixed use area is 0.30 FAR.
- Light Industrial areas provide for manufacturing, large-scale warehousing and distribution, research and development, gravel extraction, and similar uses.
- Public Facility areas denote police, fire, school, library, parks, water, sewer, flood control and other municipal and governmental facilities, as well as other publicly oriented uses such as churches and hospitals.

### Zoning Ordinance Development Requirements

To implement the General Plan, Arcadia's Municipal Code includes zoning for all properties within the City. The City's zoning districts provide specific standards for the uses of land, buildings, and structures under City jurisdiction, as well as specific limitations on the development of land (e.g., building setbacks, height limits, lot coverage limits, parking requirements). A summary of the standards contained in the City's Municipal Code for zones that permit residential development is provided in Table A-19.

Arcadia's development regulations exist as a protection of the public health, safety, and welfare. Setbacks are necessary for safety reasons in case of fire or earthquakes. Height limitations and building separations are necessary to preserve Arcadia's existing residential character.

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Floor Area Ratio. This represents the maximum non-residential building square footage that may be permitted. FAR is measured by dividing building square footage by net lot area existing prior to development.

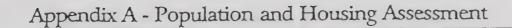




Table A-19 - Zoning Restrictions for Residential Development

Zone	Minimum floor area	Building Height	Minimum Setbacks	Parking	Lot Coverage
R-M Residential Mountainous Single Family	1,200 s.f.	2 stories/ 35' max.	Front =25' Side = 10' Back = 25'	2 covered, off street parking spaces min.	45% max.
RO First One Family Zone	1,200 s.f.	2 stories/ 30' max.	Front = 30' Side = 10' Back = 35'	2 covered, off street parking spaces min.	45% max.*
R-1 Second One- Family Zone	1,200 s.f.	2 stories/ 30' max.	Front = 25' Side = 5' Back = 25'	2 covered, off street parking spaces	45% max.*
R-2 Medium Den- sity Multiple Family Resi- dential Zone	1 bedroom = 800 s.f.  2 bedrooms = 1,100 s.f.  3 or more bedrooms = 1,300 s.f.	2 stories/ 35' max.	Font = 25' Side = 5' Back = 10'	One garage with 2 parking spaces per du  Plus, one guest parking space for every two multi-family du's	Min. 300 s.f. of contiguous private open space for each ground floor du; 100 s.f. min. private balcony for du's without ground floor living areas
R-3 Multiple Family Zone Other requirements: 165' max. building length; 20' min. between buildings	Studio = 600 s.f.  1 or more bedrooms = same as R-2	2 stories/ 35' max.	Front = 25' Side = 10' Back = 10'	Same as R-2	200 s.f. open space per ground floor du; otherwise same as R-2

<sup>\*</sup> For single story - 35% for two story dwelling

Source: City of Arcadia Municipal Code, 1995.

The only zoning regulations that might impede the development of affordable housing are density regulations. Although a range of densities allow for a variety of residential land uses, over time the market cost of land has increased such that "least cost housing" is no longer affordable to lower income groups. Least cost housing is the least expensive, unsubsidized housing that the private market can provide. Reductions in residential densities means that high land costs must be absorbed by fewer housing units than otherwise, thus increasing cost per unit. Under current regulations, the highest density permitted by the General Plan is 28 dwelling units per acre. Higher densities permit the private market to develop housing at a lower cost per unit.



However, density increases alone will not ensure that the private market will produce housing that is affordable to low income persons. The City has adopted a density bonus ordinance pursuant to State law, and does allow increased density and an additional incentive in return for price/rent controls for some of the units in a development. Granting bonus density units to projects can reduce the per unit costs and allow the development of some of the units that are affordable to low income households. Under State law, the City will grant a density bonus of at least 25 percent to a development project providing affordable housing. Thus, up to 25 dwelling unit per acre can be achieved in a affordable project (30 du/ac + 6 du/ac density bonus).

### Effect of General Plan Policies on the Availability and Affordability of Housing

General Plan Policies CD-17 through CD-20 address hillside development and are focused on providing a reasonable degree of protection for environmental resources within remaining hillside areas, and at ensuring that new hillside development protect the public health safety, and welfare. These policies are not stringent, and do not constitute a constraint on housing opportunities when compared to typical hillside development policies of other communities.

Policies CD-21 and CD-22 strive to ensure that new development fits in with existing development and are focused on eliminating a major cause of public protest against new residential development which will thus facilitate the review of proposed residential development. Policies CD-23 through CD-28 speak directly to encouraging housing opportunities for all economic segments of the community.

Policies CD-32 through CD-33 address regional cooperation and establish an equitable basis for addressing the issue of cross-jurisdictional impacts of proposed development. The General Plan ensures that development within the City of Arcadia will not unreasonably impact adjacent communities, and that adequate measures will be provided by surrounding communities to mitigate potential impacts in Arcadia that might result development in their communities. The net effect of such a system will be to facilitate development by eliminating the interjurisdictional squabbling that often occurs in development review.

Chapter 3.0 of the General Plan addresses municipal services and facilities, and is designed to ensure that services and facilities are made available to support buildout of the General Plan, including planned residential development. Thus, the Municipal Services and Facilities Element removes potential constraints on the development of housing in Arcadia by eliminating potential shortfalls in services and facilities.

Chapter 4.0 of the General Plan deals with environmental resources. As a primarily built-out community, future development is largely unaffected by environmental resource issues, with the exception of air quality. The Environmental Resources Element of the General Plan implements the provisions of the West San Gabriel Valley Air Quality Plan.



Chapter 5.0 of the General Plan provides policies necessary to protect public health and safety. The Environmental Hazards Element addresses seismicity and geology, flooding, noise, hazardous waste management, and wildland fire hazards, and establishes appropriate levels of protection for existing and future residents from each of these hazards.

Chapter 6.0 of the General Plan provides for implementation and monitoring of the General Plan, and translates General Plan policies into implementable development standards. This section establishes performance standards for public services and facilities, and is intended to ensure certainty in the review of discretionary development projects. It does not impose any unreasonable requirements for future residential development, but does protect the public health, safety, and welfare.

### Building Codes and Enforcement

The City has adopted the Uniform Building Code, Uniform Mechanical Code, National Electric Code, Uniform Plumbing Code, and Uniform Housing Code as minimum construction standards. The City's Building Division enforces these codes. The State Department of Housing and Community Development enforces the mobile home requirements in requirements in accordance with Title 25 of the California Administrative Act.

In addition to the uniform codes, the City has adopted a number of amendments. The more significant amendments involve provisions that improve the structural integrity, and fire warning and fire suppression systems of a building. While the inclusion of these provisions may marginally increase construction costs, they may also result in lower insurance premiums and less frequent required maintenance.

### Non-Governmental Constraints

This section analyzes the non-governmental constraints to the production of affordable housing. These constraints do not result from governmental policy and regulation, but from the forces of the housing market and the environment within which Carpinteria is located. The City has a limited ability to influence these factors.

Market oriented constraints consist of three major factors: land costs, construction costs, and financing. Land costs are affected by a number of factors that are primarily regional in scale, including the attractiveness and desirability of an area for residential use, its proximity to employment centers with high paying jobs, and the level of high demand relative to the supply of housing and available development parcels. Construction and financing costs are also determined at the regional, State, and national levels by a variety of private and public actions not controlled by the City.



### 1. Land Costs

The main determinants of land value are location, zoning, and size, as well as supply and demand. Land that is located on a beach front property zoned for residential use will be more valuable and, therefore, more expensive, than a remote piece of land that is zoned for agricultural use. Arcadia is located in a very desirable suburban area, which has displayed a high demand on housing regardless of the extent of local controls.

### 2. Construction Costs

Construction costs are those that are incurred in the actual construction of a housing unit, and are affected by material costs, labor costs, the complexity of building on the chosen site, and the level of amenities built into the unit. Construction costs have increased sharply in the last ten years, and that has obviously increased the cost of new housing. In particular, the cost of lumber products has risen precipitously. However, it is important to note that the increase in materials and construction costs that has occurred in Arcadia is similar to increases occurring throughout the State.

### 3. Financing Costs

The cost of borrowing money for the planning and construction of a development is a major component of the selling price of a home, and is the largest component of housing costs when both construction and long-term financing are considered. Interest rates for construction loans, as well as mortgage rates, tend to be tied to the prime rate. (The prime rate is the interest rate at which banks loan money to their best corporate clients.) As a general rule, construction loans are two percentage points above the prime rate. This was confirmed by the construction loan division of Glendale Federal Bank in Arcadia. Though it is subject to daily changes, as of November 9, 1995, the prime rate was 8.75 percent. The cost of financing development is, in general, controlled by events at the national or State level. Federal credit regulations, recessions, and bank loan policies are just a few of the factors that affect these financing costs. These are costs over which the City has no control.

In the downturn of the early 1980s, high interest rates were a significant constraint on the production and affordability of housing. Starting in the mid-1980s, interest rates edged downwards, reaching 20 year lows in the early 1990s. However, low interest rates failed to overcome a general economic downturn, even though the constraints caused by high interest rates are non-existent. In recent months, interest rates have climbed as a result of actions taken by the federal reserve. As interest rates increase, the number of households that can afford to purchase new housing will narrow.



### 4. Other Factors

Aside from the regulatory barriers that can delay and drive up the cost of new construction or rehabilitation, community attitudes can also effectively prevent the development of affordable housing. In many communities, residents call upon public officials to employ zoning or subdivision ordinances, building codes, and permit procedures to prevent development or slow the rate of growth. In many communities, concerns that new development will threaten the area's quality of life are related to strains that new development has placed on roadways, public services, and municipal facilities. Such concerns can sometimes be overcome through infrastructure and public service improvements. However, in other communities, such as Arcadia, residents are more concerned that new development will result in a loss of the community character and high quality of life they sought in moving to the community.



### PLANNING DIVISION FEE SCHEDULE

Item	F	er	hem	F	e
	ç	2,000	Subdivisions		
General Plan Amendment	J.	2.(1/1)			noto A
Text Amendment	2	1,500	Tentative Tract Map \$ 1,463	5 + 3	K89/101
Zone Change	2	2.000	Appeal to the City Council  Extension Request	2	500 100
Zoning Variance or Conditional Use Permit	s		Final Tract Map	S	250
fee is based on the size of the project*			Tentative Parcel Map	S	965
less than 5,000 square feet	2	700	1		700
from 5,000 to less than 10,000	5	825	Parcel Map Waiver	2	700
from 10,000 to less than 15,000	2	925	Appeal to the City Council	2	500
from 15,000 to less than 25,000	2	1.050	Extension Request	\$	100
from 25,000 to less than 35,000	\$	1,150			
from 35,000 to less than 45,000	5	1.275	*For residential subdivisions of 4 or		
from 45,000 to less than 55,000	S	1,400	units, and, for all commercial and	ir	dustria
from 55,000 to less than 65,000		1.500	subdivisions.		
		1,600			
from 65,000 to less than 75,000		-			
from 75,000 to less than 85,000		1,725	0.1.77		
85,000 square feet and larger	2.	1,825	Oak Tree Permits		
*For properties with multiple uses, the	fee i	is based	For removal of diseased/hazardous trees	N	FEE
on the cumulative area of the use and parking. Parking area is computed at	350	square	For removal of healthy trees	\$	350
feet per required space.	_	3.00	For encroachment of healthy trees	\$	210
Extension request	2	100	A the Pleasing Commission	S	500
Revision to an approved application	2	700	Appeal to the Planning Commisson  Appeal to the City Council	2	500
Appeal to the City Council	2	500	Appear to the only comment		
Modifications			Architectural Design Review 714-220-00	00-2	278
Administrative Modification	S	150	Alterations/additions to existing bldgs.	\$	150
Administrative intermediates			New Buildings	2	200
A shad familia	\$	500	Signs	5	45
Appeal to the Mod. Committee	S	500	Appeal to the Planning Commisson	S	230
Appeal to the Planning Commisson	_	-	Appeal to the PC in conjunction with	S	115
Appeal to the City Council	2	500		2	112
			another appeal for same project	_	150
Modification Committee Hearing	2	500	Appeal to the City Council	2	156
			Appeal to the CC in conjunction with	S	78
PC hearing or appeal	2	500	another appeal for same project		
Appeal to the City Council	S	500			
Temporary Banner	5	63			
Extension Request	S	100	Documents		
intermediate sendance					
R-2 & R-3 Modification - PC Hearing	\$	1.100			r sheet
			General Plan Maps	2	
Appeal to the City Council	2	500	General Plan Document	2	15
Extension Request	S	100	Copies if the AMC per page (preprinted)	5	.10
an black 22 Use of body to body			Copies if the AMC per page (by request)	2	.25
HOA ARB Appeals			Miscellaneous fees 714220-00	100-	2272
Appeal to the Pianning Commission	2	310			
Appear to the Planning Commission	2	210	Alquist Priole Special Studies Zone Geo	ioic	
Appeal to the City Council		- 11/	Study Deposit	2	500
Home Occupations			Covenant Preparation	2	75
Many Occupation Promits	Ç	25			
Home Occupation Permits	ζ.				
HO permit wincaring					

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### PROCESSING TIME FOR APPLICATIONS

	CUP.		T	ZONE CHANGE	GENERAL PLAN
WEEK	VARIANCE	PARCEL MAP	TRACT MAP	TEXT AMEND.	CHANGE
0	File Application				
1 thru . 4	Public Hearing Notice to Paper and mailing list 21 days prior to hearing	Public Hearing Notice to Paper and mailing list 21 days prior to hearing	Public Hearing Notice to Paper and mailing list 21 days prior to hearing	Public Hearing Notice to Paper and mailing list 21 days prior to hearing	Public Hearing Notice to Paper and mailing list 21 days prior to hearing
5	Planning Commission Hearing	Planning Commission Hearing 10 day appeal period	Planning Commission Hearing 10 day appeal period	Planning Commission Hearing	Planning Commission Hearing
6				City Council hearing scheduled	
7	PC adopt Resolution 5 working day appeal period	Application Effective	Application Effective - may proceed with final map		P.C. Adopt Resolution
	Applicant may proceed with project			City Council Hearing	City Council hearing scheduled
9					
0				1st reading of Ordinance	City Council Hearing
1					
2				Adoption of Ordinance - Effective 31 days after adoption	Adoption of Resolution

THE ABOVE SCHEDULE REFLECTS THE MINIMUM PROCESSING TIME FOR EACH APPLICATION AND DOES NOT TAKE INTO CONSIDERATION CONTINUATIONS, TIME DELAYS, APPEALS, ETC.



### APPENDIX A -

### POPULATION AND HOUSING ASSESSMENT

### EXHIBIT 1 -

### HOUSING ELEMENT REVIEW WORKSHEET, CITY OF ARCADIA



### EXHIBIT 1 Housing Element Review Worksheet City of Arcadia

	Description	Owner	Renter	Total	Page No
Α.	Number of existing households and housing units				
	1. Households (Occupied Units)	11,300	7,052	18.352	
	2. Housing units			19,483	
i.	Households paying 35% or more of household income for housing				
	1. Total number	2,115	2,423	4,538	
	2. Percent Lower Income (less than 80% of County Median)	29%	80%	45%	
). ·	Special housing needs groups by household.				
	1. Handicapped <sup>1</sup>			4,139	A-13
	2. Elderly			7,705	A-11
	3. Large households			1,916	A-11
	4. Farm workers			0	A-13
	5. Families with female head			676	A-10
	6. Homeless <sup>2</sup>			n/a	A-15
).	Number of overcrowded households	1,325	533	1,858	A-11
,	Number of housing units needing rehabilitation. <sup>3</sup>			30	A-18
i.	Number of housing units needing replacement.			0	A-18
<b>3</b> .	Projected new construction needs, including City's share of regional housing needs for the 1996 - 2003 Housing Element period (from Worksheet).			580	

### EXHIBIT 1 Housing Element Review Worksheet City of Arcadia

Description	Owner	Renter Total	Page No
Income Category		Seven-Year New Construction	n Needs
Very Low (0-50% of median income)		113	
Other Lower (50%-80%)		92	
Moderate (80-120%)		112	
Above Moderate (over 120%)		263	
Total Units		580	
mployment and Population trends.			A-3

Source: LSA Associates, Inc., 1995.

Includes residents of Arcadia aged 16 or older with a disability that affects personal mobility or self care (see Table A-10 in this Appendix for additional information)

The actual number of homeless individuals or families within Arcadia cannot be determined (see discussion of homeless population in this Appendix).

Based upon the number of applications received annually for City rehabilitation grants.

EXHIBIT 1
Projected Housing Needs Worksheet [1]
1996-2003

		Total	Very Low (0%-50%)	Low (50%-80%)	Moderate (80%-120%)	Upper (Over 120%)
1.	1994 Households [2]	18,551				
2.	1996 Households [3]	18,642				
3.	2003 Households [4]	19,107				
4.	Seven year growth in households, 1990 local income distribution [5]	465	70 15%	60 13%	79 17%	256 55%
5.	Seven year growth in households, 1990 regional income distribution [6]	465	112 24%	74 16%	88 19%	191 41%
6.	Avoidance of impaction (100% effort) [Line 5 - Line 4]		42	14	9	(65)
7.	Avoidance of impaction objective (25% effort as adopted policy guideline for reasonable effort to avoid impaction) [Line 6 x 25%]		10	4	2	(16)
8.	Revised seven year household growth, including impaction avoidance factor [Line 4 + Line 7]	465	80	64	81	240
9.	2003 Market Vacancy Goal (5%) [7]	997				
10.	1994 Market Vacancies [8]	1,130				
11.	Vacancy Surplus [9]	0	0	0	0	C
12.	Vacancy Adjustment [10]	33	0	0	6	27
13.	Demolition Adjustment [11]	148	33	28	37	50
14.	Future Housing Needs, 1996-2003 [Line 8 - Line 12 + Line 13]	580	113	92	112	263

Source: LSA Associates, Inc., 1996

### EXHIBIT 1 Notes to Projected Housing Needs Worksheet

[1] Income groups were defined based on the Los Angeles County median household income. This is reported in the 1990 Census as \$34,965 in 1989. Projecting median income forward to 1994 based on State Department of Finance reports yields a median County income of \$40,684. Income groups are therefore as defined below.

	1989	1994
Los Angeles County Median Income	\$34,965	\$40,684
Very Low Income (<50% of County Median Income)	Under \$17,483	Under \$20,342
Low Income (50%-80% of County Median Income)	\$17,483 - \$27,972	\$20,342 - \$32,547
Moderate Income (80%-120% of County Median Income)	\$27,972 - \$41,958	\$32,547 - \$48,821
Above Moderate Income (>120% of County Median Income)	Above \$41,958	Above \$48,821

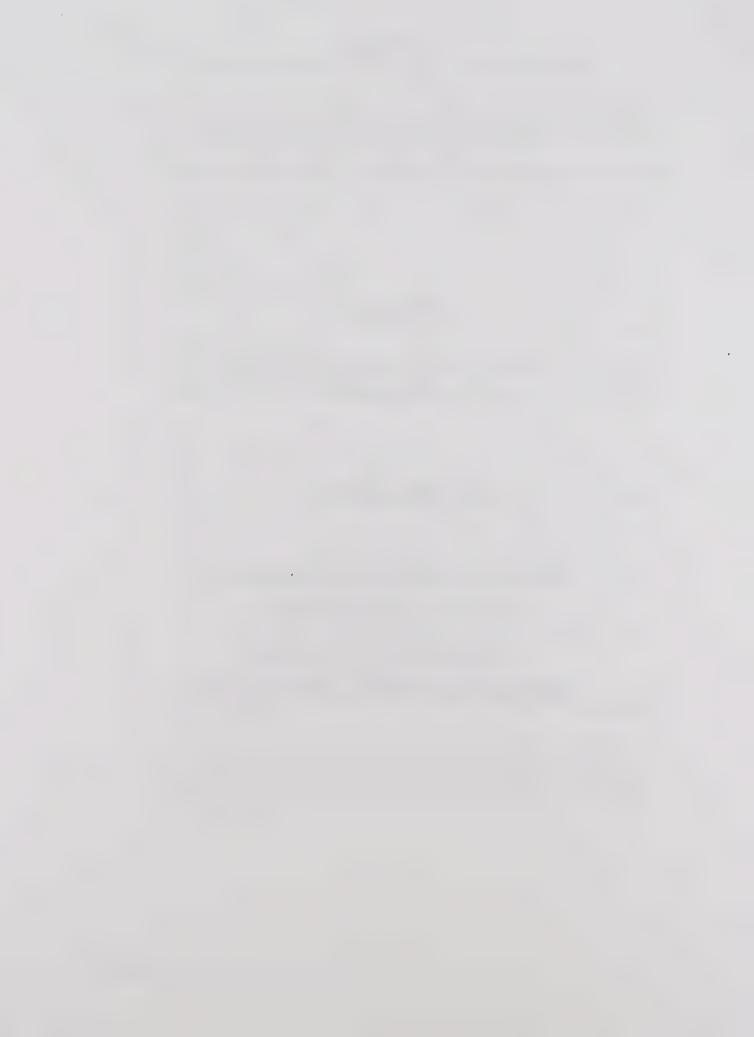
- [2] Based on DOF reports for 1994.
- [3] Based on actual and anticipated building permits from 1994 to 1996.
- [4] Based on a projected 50 percent increase in the net increase of households over the next seven year period as compared to the rate of net housing growth which occurred in the last seven year period.
- [5] This represents the projected four year growth of households (465) distributed among income groups based on the 1990 proportion of these income groups in the City of Arcadia.
- [6] This represents the projected four year growth of households (465) distributed among income groups based on the 1990 proportion of these income groups in Los Angeles County.
- [7] Represents the optimal vacancy factor to provide adequate housing choice.
- [8] The 1990 available vacancy rate of 5.8% was carried forward as the estimated 1994 vacancy rate.
- [9] Represents the excess vacancies above the optimal vacancy rate.
- [10] The vacancy adjustment factor is intended to represent the fact that a portion of the projected growth in households must be accommodated in existing vacant units without impacting future housing choice.
- [11] The demolition adjustment represents the need to remove housing from underutilized sites in order to develop new housing. The demolition adjustment anticipates that 85 percent of the net increase within the housing target areas identified in Exhibit 2 of the Housing Element Appendix will be achieved between 1996 and 2003. This means that 148 existing dwelling units will be demolished to make way for 468 new dwelling units, representing a net increase of 320 dwelling units.

### APPENDIX A -

### POPULATION AND HOUSING ASSESSMENT

### EXHIBIT 2 -

RESULTS OF TARGET AREA SURVEY, UNDERUTILIZED RESIDENTIAL PARCELS



### **EXHIBIT 2**

### Results of Target Area Survey Underutilized Residential Parcels: Existing General Plan and Zoning

		Location	/Lot Size			Lot Development Potential					
Мар #	Area #	Street	Address	Acres	Sg. Ft.	Units	Zoning	GP Land Use	Lot Potential	Net Increase	
mercar Aea	a A (TAZ 2)										
508	1	Alta St.	21	0.18	8,000.00	1	PR-3&D	MFR - 7+	4	3	
700	1	Alta St.	25	0.18	8,000.00	1	PR-3&D	MFR - 7+	4	3	
	1	Alta St.	29	0.18	8,000.00	1	PR-3&D	MFR - 7+	4	3	
	1	Alta St.	13-15	0.18	8,000.00	2	PR-3&D	MFR - 7+	4	2	
	1		17-19	0.18	8,000.00	2	PR-3&D	MFR - 7+	4	2	
		Alta St.		0.18				MFR - 7+	4	3	
	2	Alta St.	20		8,000.00	1	R-3				
	2	Alta St.	24	0.18	8,000.00	1	R-3	MFR - 7+	4	3	
	2	Alta St.	26	0.18	8,000.00	2	R-3	MFR - 7+	4	2	
509	1	Diamond St.	18	0.18	8,000.00	1	R-3	MFR - 7+	4	3	
	1	Diamond St.	24	0.18	8,000.00	3	R-3	MFR - 7+	4	1	
	1	Diamond St.	28	0.18	8,000.00	2	R-3	MFR - 7+	4	2	
	2	El Dorado St.	37	0.18	8,000.00	1	R-3	MFR - 7+	4	3	
	3	El Dorado St.	18	0.18	8,000.00	1	R-3	MFR - 7+	4	3	
	4	Fano St.	19	0.18	8,000.00	1	R-3	MFR - 7+	4	3	
	5	Fano St.	16	0.18	8,000.00	1	R-3	MFR - 7+	4	3	
	6	Fano St.	22	0.18	8,000.00	1	R-3	MFR - 7+	4	3	
	6	Fano St.	26	0.18	8,000.00	1	R-3	MFR - 7+	4	3	
	3	Genoa	15	0.19	8,440.00	1	R-3	MFR - 7+	4	3	
	7	Genoa	19	0.19	8,440.00	1	R-3	MFR - 7+	4	3	
	7	Genoa	21	0.19	8,440.00	1	R-3	MFR - 7+	4	3	
	8	Lucile St.	15	0.16	7,142.20	1	R-3	MFR - 7+	4	3	
	8	Lucile St.	19	0.15	6,700.00	1	R-3	MFR - 7+	3	2	
	8	Lucile St.	25	0.15	6,700.00	1	R-3	MFR - 7+	3	2	
	8	Lucile St.	27	0.15	6,700.00	1	R-3	MFR - 7+	3	2	
	4	Lucile St.	31	0.15	6,700.00	1	R-3	MFR - 7+	3	2	
608	1	Alta St.	42	0.18	8000	1	R-3	MFR - 7+	4	3	
	2	Bonita	45-49	0.18	8000	2	R-3	MFR - 7+	4	2	
	2	Bonita	51	0.18	8000	1	R-3/PR-3	MFR - 7+	4	3	
	3	California St.	41	0.18	8000	1	R-3	MFR - 7+	4	3	
	3	California St.	45	0.18	8000	1	R-3	MFR - 7+	4	3	
	3	California St.	49	0.18	8000	1	R-3/PR-3	MFR - 7+	4	3	
	4	Alta St.	153	0.18	8000	1	R-3/PR-3	MFR - 7+	4	3	
	4	Alta St.	157	0.18	8000	1	R-3/PR-3	MFR - 7+	4	3	
			158	0.18	8000	1	R-3	MFR - 7+	4	3	
	5	Alta St.		0.18	8000	1	R-3	MFR - 7+	4	3	
	6	Alta St.	120			1				1	
	6	Alta St.	126	0.18	8000	1	R-3	MFR - 7+	4	3	
	7	Bonita St.	121	0.18	8000	1	R-3	MFR - 7+	4	3	
	8	Bonita St.	129-131	0.18	8000	2	R-3	MFR - 7+	4	2	
	9	Bonita St.	165	0.22	9506.24	1	R-3	MFR - 7+	5	4	
	11	Bonita St.	124	0.18	8000	1	R-3	MFR - 7+	4	3	
	12	Bonita St.	130	0.18	8000	1	R-3	MFR - 7+	4	3	
	13	Bonita St.	148	0.18	8000	1	R-3	MFR - 7+	4	3	
	13	Bonita St.	150	0.18	8000	1	R-3	MFR - 7+	4	3	

**EXHIBIT 2** 

### Results of Target Area Survey Underutilized Residential Parcels: Existing General Plan and Zoning

		Location	/Lot Size				L	ot Development	Potential	
Map #	Агеа #	Street	Address	Acres	Sq. Ft.	Units	Zoning	GP Land Use	Lot Potential	Net Increase
мар п	13	Bonita St.	154	0.18	8000	1	R-3	MFR - 7+	4	3
	14	California St.	127	0.18	8000	1	R-3	MFR - 7+	4	3
	15	California St.	137	0.18	8000	1	R-3	MFR - 7+	4	3
	15	California St.	141	0.18	8000	1	R-3	MFR - 7+	4	3
		California St.	145	0.18	8000	1	R-3	MFR - 7+	4	3
	15 16	Second St.	221	0.39	16856.25	2	R-3	MFR - 7+	8	.6
	17	California St.	130	0.18	8000	1	R-3	MFR - 7+	4	3
	17	California St.	134-136	0.18	8000	2	R-3	MFR - 7+	4	2
	1	California St.	138-140	0.18	8000	2	R-3	MFR - 7+	4	2
	17	California St.	150-152	0.18	8000	2	R-3	MFR - 7+	4	2
	1	California St.	154	0.18	8000	1	R-3	MFR - 7+	4	3
(00	18	Diamond St.	42-44	0.18	8000	2	R-3	MFR - 7+	4	2
609	1	Diamond St.  Diamond St.	42-44	0.18	8000	1	R-3	MFR - 7+	4	3
	1 2	El Dorado	37	0.18	8000	1	R-3	MFR - 7+	4	3
		El Dorado	41-43	0.18	8000	2	R-3	MFR - 7+	4	2
	3	El Dorado	49-51	0.18	8000	2	R-3	MFR - 7+	4	2
	3	El Dorado	53-55	0.18	8000	2	R-3	MFR - 7+	4	2
	4	El Dorado	46	0.18	8000	1	R-3	MFR - 7+	4	3
	5	Fano St.	49	0.18	8000	1	PR-3	MFR - 7+	4	3
	5	Fano St.	53	0.18	8000	1	R-3	MFR - 7+	4	3
	6	Fano St.	54	0.18	8000	1	R-3/PR-3	MFR - 7+	4	3
	7	Genoa St.	42	0.18	8000	2	PR-3	MFR - 7+	4	2
	8	Genoa St.	50	0.18	8000	1	PR-3	MFR - 7+	4	3
	9	Diamond St.	119	0.18	8000	2	PR-3	MFR - 7+	4	2
	10	Diamond St.	135	0.18	8000	1	R-3	MFR - 7+	4	3
	10	Diamond St.	139	0.18	8000	2	R-3	MFR - 7+	4	2
	11	Diamond St.	145	0.18	8000	1	R-3	MFR - 7+	4	3
	12	Diamond St.	157	0.18	8000	1	R-3	MFR - 7+	4	3
	12	Second St.	315	0.17	7250	1	R-2	MFR - 7+	2	1
	12	Second St.	325	0.17	7250	1	R-2	MFR - 7+	2	1
	12	Second St.	329	0.17	7250	1	R-2	MFR - 7+	2	1
	13	Diamond St.	120	0.18	8000	1	PR-3	MFR - 7+	4	3
	14	Diamond St.	136	0.18	8000	1	R-3	MFR - 7+	4	3
	15	El Dorado	119	0.18	8000	1	PR-3	MFR - 7+	4	3
	15	El Dorado	123	0.18	8000	1	R-3	MFR - 7+	4	3
	15	El Dorado	125	0.18	8000	1	R-3	MFR - 7+	4	3
	15	El Dorado	129	0.18	8000	1	R-3	MFR - 7+	4	3
	15	El Dorado	135	0.18	8000	1	R-3	MFR - 7+	4	3
	15	El Dorado	137	0.18	8000	1	R-3	MFR - 7+	4	3
	15	El Dorado	141	0.31	13600	1	R-3	MFR - 7+	7	6
	15	El Dorado	149	0.22	9600	1	R-3	MFR - 7+	5	4
	15	El Dorado	153	0.20	8800	1	R-3	MFR - 7+	4	3
	15	El Dorado	157-159	0.18	8000	2	R-3	MFR - 7+	4	2

EXHIBIT 2
Results of Target Area Survey
Underutilized Residential Parcels:

Existing General Plan and Zoning

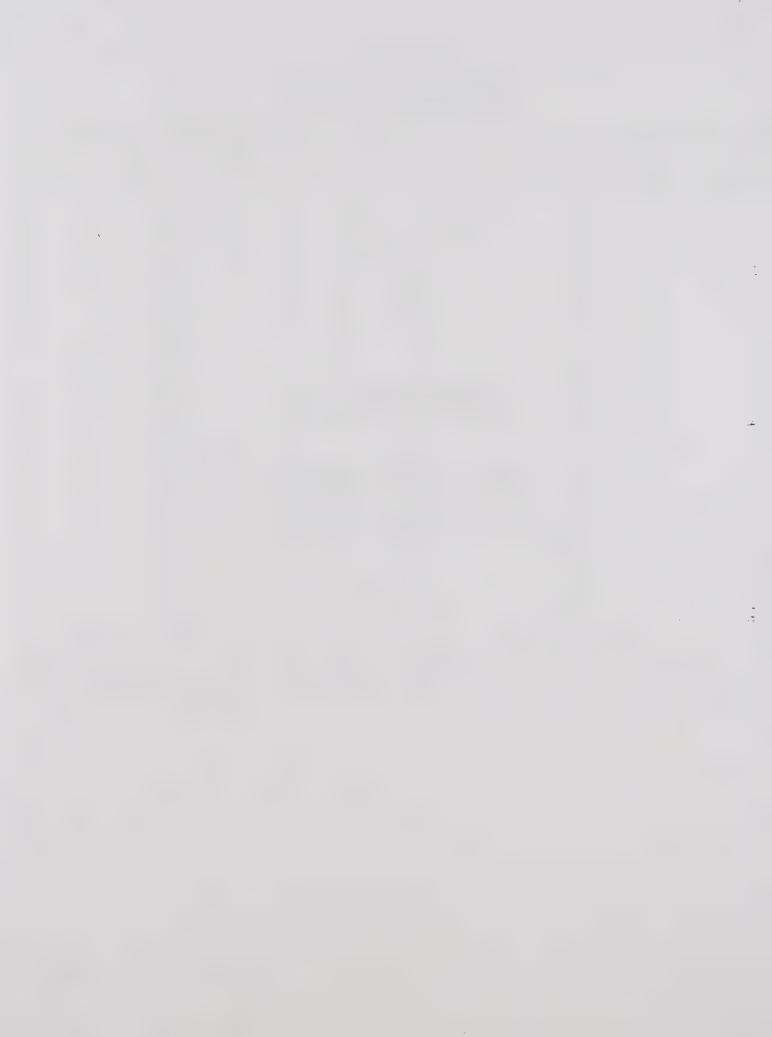
		Location	/Lot Size			Lot Development Potential					
1ap#	Area #	Street	Address	Acres	Sq. Ft.	Units	Zoning	GP Land Use	Lot Potential	Net Increase	
	16	El Dorado	138	0.18	8000	1	R-3	MFR - 7+	4	3	
	16	El Dorado	144	0.18	8000	1	R-3	MFR - 7+	4	3	
	16	El Dorado	148	0.18	8000	1	R-3	MFR - 7+	4	3	
	17	Second St.	505	0.41	17943.75	1	R-2	MFR- 7+	5	4	
	18	Fano St.	137	0.18	8000	1	R-3	MFR - 7+	4	3	
	18	Fano St.	141	0.18	8000	1	R-3	MFR - 7+	4	3	
	19	Fano St.	124	0.18	8000	1	R-3	MFR - 7+	4	3	
	19	Fano St.	126	0.18	8000	1	R-3	MFR - 7+	4	3	
	20	Fano St.	146	0.18	8000	1	R-3	MFR - 7+	4	3	
	20	Fano St.	150	0.18	8000	1	R-3	MFR - 7+	4	3	
	20	Fano St.	154	0.18	8000	1	R-3	MFR - 7+	4	3	
	21	Genoa St.	135	0.18	8000	1	R-3	MFR - 7+	4	3	
	21	Genoa St.	139	0.18	8000	1	R-3	MFR - 7+	4	3	
	21	Genoa St.	143	0.18	8000	1	R-3	MFR - 7+	4	3	
	22	Genoa St.	157	0.18	8000	1	R-3	MFR - 7+	4	3	
	23	Genoa St.	138	0.18	8000	1	R-3	MFR - 7+	4	3	
	24	Genoa St.	150	0.18	8000	1	R-3	MFR - 7+	4	3	
	25	Alice St.	151	0.18	8000	1	R-3	MFR - 7+	4	3	
	26	Alice St.	154	0.18	8000	1	R-3	MFR - 7+	4	3	
btotal (A	•	Ance St.	.,,	19.77	861,318	125			420	295	
	- D (TA72)										
	a B (TAZ 3)	Second Ave	120	0.16	6.775.00	1	R-3	MFR - 7+	3	2	
rvey Are	1	Second Ave.	120	0.16	6,775.00 9,539.20	1 1	R-3	MFR - 7+	3 5	2	
	1 1	Second Ave.	124	0.22	9,539.20	1	R-3	MFR - 7+	5	4	
	1 1 1	Second Ave.	124 200	0.22 0.18	9,539.20 7,780.50	1	R-3 R-3	MFR - 7+ MFR - 7+			
	1 1 1 2	Second Ave. Second Ave. Third Ave	124 200 217	0.22 0.18 0.07	9,539.20 7,780.50 3,200.00	1 1 1	R-3 R-3 R-3	MFR - 7+ MFR - 7+ MFR - 7+	5 4 2	4	
	1 1 1 2 2	Second Ave. Second Ave. Third Ave Third Ave	124 200 217 219	0.22 0.18 0.07 0.07	9,539.20 7,780.50 3,200.00 3,200.00	1 1 1 1 1	R-3 R-3 R-3	MFR - 7+ MFR - 7+ MFR - 7+	5 4 2 2	4 3 1	
	1 1 1 2 2 2	Second Ave. Second Ave. Third Ave Third Ave California	124 200 217 219 237	0.22 0.18 0.07 0.07 0.10	9,539.20 7,780.50 3,200.00 3,200.00 4,533.75	1 1 1 1 1	R-3 R-3 R-3 R-3	MFR - 7+ MFR - 7+ MFR - 7+ MFR - 7+	5 4 2 2 2	4 3 1	
	1 1 2 2 2 2 3	Second Ave. Second Ave. Third Ave Third Ave California Third Ave	124 200 217 219 237 212	0.22 0.18 0.07 0.07 0.10 0.08	9,539.20 7,780.50 3,200.00 3,200.00 4,533.75 3,546.00	1 1 1 1 1 1 1	R-3 R-3 R-3 R-3 R-3	MFR - 7+ MFR - 7+ MFR - 7+ MFR - 7+ MFR - 7+	5 4 2 2	4 3 1	
	1 1 2 2 2 2 3 3	Second Ave. Second Ave. Third Ave Third Ave California Third Ave Third Ave	124 200 217 219 237 212 216	0.22 0.18 0.07 0.07 0.10 0.08 0.11	9,539.20 7,780.50 3,200.00 3,200.00 4,533.75 3,546.00 4,728.00	1 1 1 1 1 1 1 1	R-3 R-3 R-3 R-3 R-3 R-3	MFR - 7+	5 4 2 2 2 2 2 2	4 3 1	
	1 1 2 2 2 2 3 3 3	Second Ave. Second Ave. Third Ave Third Ave California Third Ave Third Ave Third Ave	124 200 217 219 237 212 216 220	0.22 0.18 0.07 0.07 0.10 0.08 0.11 0.22	9,539.20 7,780.50 3,200.00 3,200.00 4,533.75 3,546.00 4,728.00 9,603.75	1 1 1 1 1 1 1 1	R-3 R-3 R-3 R-3 R-3 R-3	MFR - 7+	5 4 2 2 2 2	4 3 1 1 1 1 1 4	
	1 1 1 2 2 2 2 3 3 3 4	Second Ave. Second Ave. Third Ave Third Ave California Third Ave Third Ave Third Ave California	124 200 217 219 237 212 216 220 214	0.22 0.18 0.07 0.07 0.10 0.08 0.11 0.22 0.18	9,539.20 7,780.50 3,200.00 3,200.00 4,533.75 3,546.00 4,728.00 9,603.75 7,675.00	1 1 1 1 1 1 1 1	R-3 R-3 R-3 R-3 R-3 R-3 R-3	MFR - 7+	5 4 2 2 2 2 2 2 5 4	4 3 1 1 1 1 1 4 3	
	1 1 1 2 2 2 2 3 3 3 4 4	Second Ave. Second Ave. Third Ave Third Ave California Third Ave Third Ave Third Ave California California	124 200 217 219 237 212 216 220 214 220	0.22 0.18 0.07 0.07 0.10 0.08 0.11 0.22 0.18 0.18	9,539.20 7,780.50 3,200.00 3,200.00 4,533.75 3,546.00 4,728.00 9,603.75 7,675.00 7,675.00	1 1 1 1 1 1 1 1 1	R-3 R-3 R-3 R-3 R-3 R-3 R-3 R-3	MFR - 7+	5 4 2 2 2 2 2 2 5 4 4	4 3 1 1 1 1 1 4 3 3	
	1 1 2 2 2 2 3 3 3 4 4 4	Second Ave. Second Ave. Third Ave Third Ave California Third Ave Third Ave California California California	124 200 217 219 237 212 216 220 214 220 226	0.22 0.18 0.07 0.07 0.10 0.08 0.11 0.22 0.18 0.18	9,539.20 7,780.50 3,200.00 3,200.00 4,533.75 3,546.00 4,728.00 9,603.75 7,675.00 7,675.00	1 1 1 1 1 1 1 1 1 1	R-3 R-3 R-3 R-3 R-3 R-3 R-3 R-3	MFR - 7+	5 4 2 2 2 2 2 2 5 4	4 3 1 1 1 1 4 3 3 3	
	1 1 2 2 2 3 3 3 4 4 4 4	Second Ave. Second Ave. Third Ave Third Ave California Third Ave Third Ave Third Ave California California California California	124 200 217 219 237 212 216 220 214 220 226 230	0.22 0.18 0.07 0.07 0.10 0.08 0.11 0.22 0.18 0.18 0.18 0.20	9,539.20 7,780.50 3,200.00 3,200.00 4,533.75 3,546.00 4,728.00 9,603.75 7,675.00 7,675.00 8,634.38	1 1 1 1 1 1 1 1 1 1 1	R-3 R-3 R-3 R-3 R-3 R-3 R-3 R-3 R-3 R-3	MFR - 7+	5 4 2 2 2 2 2 2 5 4 4 4	4 3 1 1 1 1 1 4 3 3	
	1 1 1 2 2 2 2 3 3 3 4 4 4 4 4 5	Second Ave. Second Ave. Third Ave Third Ave California Third Ave Third Ave California California California California California California	124 200 217 219 237 212 216 220 214 220 226 230 423	0.22 0.18 0.07 0.07 0.10 0.08 0.11 0.22 0.18 0.18 0.18 0.20 0.21	9,539.20 7,780.50 3,200.00 3,200.00 4,533.75 3,546.00 4,728.00 9,603.75 7,675.00 7,675.00 7,675.00 8,634.38 9231.50	1 1 1 1 1 1 1 1 1 1 1 1	R-3	MFR - 7+	5 4 2 2 2 2 2 2 5 4 4 4 4 4 5	4 3 1 1 1 1 4 3 3 3 3	
	1 1 1 2 2 2 3 3 3 4 4 4 4 5 5	Second Ave. Second Ave. Third Ave Third Ave California Third Ave Third Ave California California California California California California California Fifth Ave.	124 200 217 219 237 212 216 220 214 220 226 230 423 211	0.22 0.18 0.07 0.07 0.10 0.08 0.11 0.22 0.18 0.18 0.18 0.20 0.21 0.61	9,539.20 7,780.50 3,200.00 3,200.00 4,533.75 3,546.00 4,728.00 9,603.75 7,675.00 7,675.00 7,675.00 8,634.38 9231.50 26,400.00	1 1 1 1 1 1 1 1 1 1 1 2 2	R-3	MFR - 7+	5 4 2 2 2 2 2 2 5 4 4 4	4 3 1 1 1 1 4 3 3 3 3 4 11	
	1 1 1 2 2 2 3 3 3 4 4 4 4 4 5 5 5	Second Ave. Second Ave. Third Ave Third Ave California Third Ave Third Ave California California California California California California Fifth Ave. Fifth Ave.	124 200 217 219 237 212 216 220 214 220 226 230 423 211 215	0.22 0.18 0.07 0.07 0.10 0.08 0.11 0.22 0.18 0.18 0.20 0.21 0.61 0.17	9,539.20 7,780.50 3,200.00 3,200.00 4,533.75 3,546.00 4,728.00 9,603.75 7,675.00 7,675.00 8,634.38 9231.50 26,400.00 7,200.00	1 1 1 1 1 1 1 1 1 1 1 1 1 2 1	R-3	MFR - 7+	5 4 2 2 2 2 2 2 5 4 4 4 4 5 13 4	4 3 1 1 1 1 4 3 3 3 3	
608	1 1 2 2 2 3 3 3 4 4 4 4 4 5 5 5 5	Second Ave. Second Ave. Third Ave Third Ave California Third Ave Third Ave California California California California California California Fifth Ave. Fifth Ave.	124 200 217 219 237 212 216 220 214 220 226 230 423 211 215	0.22 0.18 0.07 0.07 0.10 0.08 0.11 0.22 0.18 0.18 0.20 0.21 0.61 0.17 0.27	9,539.20 7,780.50 3,200.00 3,200.00 4,533.75 3,546.00 4,728.00 9,603.75 7,675.00 7,675.00 7,675.00 8,634.38 9231.50 26,400.00 7,200.00 11,718.75	1 1 1 1 1 1 1 1 1 1 1 2 1 2 2 1 2 2 1	R-3	MFR - 7+	5 4 2 2 2 2 2 2 5 4 4 4 4 5 13 4 6	4 3 1 1 1 1 4 3 3 3 3 4 11 3 4	
	1 1 1 2 2 2 3 3 3 4 4 4 4 5 5 5 5	Second Ave. Second Ave. Third Ave Third Ave California Third Ave Third Ave Third Ave California California California California California California Fifth Ave. Fifth Ave. Fifth Ave. Second Ave.	124 200 217 219 237 212 216 220 214 220 226 230 423 211 215 427-429 410	0.22 0.18 0.07 0.07 0.10 0.08 0.11 0.22 0.18 0.18 0.20 0.21 0.61 0.17 0.27 0.48	9,539.20 7,780.50 3,200.00 3,200.00 4,533.75 3,546.00 4,728.00 9,603.75 7,675.00 7,675.00 7,675.00 8,634.38 9231.50 26,400.00 7,200.00 11,718.75 21,102.50	1 1 1 1 1 1 1 1 1 1 1 2 1 1 2 1 1 2 1 1	R-3	MFR - 7+	5 4 2 2 2 2 2 2 5 4 4 4 4 5 13 4 6	4 3 1 1 1 1 4 3 3 3 3 4 11 3 4 5	
608	1 1 2 2 2 3 3 3 4 4 4 4 4 5 5 5 5	Second Ave. Second Ave. Third Ave Third Ave California Third Ave Third Ave California California California California California California Fifth Ave. Fifth Ave.	124 200 217 219 237 212 216 220 214 220 226 230 423 211 215	0.22 0.18 0.07 0.07 0.10 0.08 0.11 0.22 0.18 0.18 0.20 0.21 0.61 0.17 0.27	9,539.20 7,780.50 3,200.00 3,200.00 4,533.75 3,546.00 4,728.00 9,603.75 7,675.00 7,675.00 7,675.00 8,634.38 9231.50 26,400.00 7,200.00 11,718.75	1 1 1 1 1 1 1 1 1 1 1 2 1 2 2 1 2 2 1	R-3	MFR - 7+	5 4 2 2 2 2 2 2 5 4 4 4 4 5 13 4 6	4 3 1 1 1 1 4 3 3 3 3 4 11 3 4	

### **EXHIBIT 2**

### Results of Target Area Survey Underutilized Residential Parcels: Existing General Plan and Zoning

		Location	Lot Size				L	ot Development	Potential	
									Lot	Net
Мар #	Area #	Street	Address	Acres	Sq. Ft.	Units	Zoning	GP Land Use	Potential	Increase
	1	Third Ave.	311	0.21	9,075.00	1	R-2	MFR- 7+	2	1
	1	Third Ave.	319	0.19	8,250.00	1	R-2	MFR- 7+	2	1
	1	Third Ave.	323	0.19	8,250.00	1	R-2	MFR- 7+	2	1
	1	Third Ave.	327	0.18	7,804.50	1	R-2	MFR- 7+	2	1
	1	Third Ave.	331	0.18	7,804.50	1	R-2	MFR- 7+	2	1
	1	Third Ave.	400	0.19	8,487.80	1	R-2	MFR- 7+	2	1
	1	Third Ave.	407	0.19	8,487.80	1	R-2	MFR- 7+	2	1
	1	Third Ave.	411	0.22	9,772.50	1	R-2	MFR- 7+	3	2
	2	Genoa St.	227	0.17	7,463.99	1	R-2	MFR- 7+	2	1
	2	Genoa St.	231	0.17	7,393.58	1	R-2	MFR- 7+	2	1
	3	Genoa St.	214	0.18	8,000.00	1	R-2	MFR- 7+	2	1
	4	Third Ave.	715	0.20	8,6 12.50	1	R-2	MFR- 7+	2	1
	4	Third Ave.	721	0.21	9,275.00	1	R-2	MFR- 7+	2	1
	4	Alice St.	215	0.17	7,500.00	1	R-2	MFR- 7+	2	1
	4	Alice St.	223	0.17	7,500.00	1	R-2	MFR- 7+	2	1
	5	El Dorado St.	329	0.21	9,256.50	1	R-2	MFR- 7+	2	1
	5	El Dorado St.	409	0.21	9,256.50	1	R-2	MFR- 7+	2	1
	5	El Dorado St.	411	0.21	9,256.50	1	R-2	MFR- 7+	2	1
	5	El Dorado St.	415	0.23	10,200.00	1	R-2	MFR- 7+	3	2
	5	El Dorado St.	421	0.24	10,472.00	1	R-2	MFR- 7+	3	2
	5	El Dorado St.	425	0.29	12,750.00	1	R-2	MFR- 7+	3	2
	5	El Dorado St.	423	0.20	8,925.00	1	R-2	MFR- 7+	2	1
	6	Genoa St.	419	0.26	11,517.00	1	R-2	MFR- 7+	3	2
	7	Genoa St.	431	0.22	9,423.00	1	R-2	MFR- 7+	3	2
	8	Genoa St.	408	0.19	8,461.25	1	R-2	MFR- 7+	2	1
	8	Genoa St.	412	0.19	8, 128.75	1	R-2	MFR- 7+	2	1
SubTotal (A	Area B)			9.96	433,732	49			146	97
Total (Are	a A and B)			29.73	1,295,050.19	174			566	392

## APPENDIX A-1 BUILDING AND PLANNING FEES



CITY OF ARCADIA
BUILDING PERMIT AND PLAN REVIEW FEES

VALUATION	PERMIT FEE (PF)	BLDG. P/C FEE	ENERGY. P/C FEE	FIRE P/C FEE
		65% OF PF	20% OF PF	9.75% OF PF
\$1 - \$500	\$40.65	\$26.42	\$8.13	\$3.96
600	44.85	29.15	8.97	4.37
700	49.05	31.88	9.81	4.78
800	53.25	34.61	10.65	5.19
900	57.45	37.34	11.49	5.60
1,000	61.65	40.07	12.33	6.01
1,100	65.85	42.80	13.17	6.42
1,200	70.05	45.53	14.01	6.83
1,300	74.25	48.26	14.85	7.24
1,400	78.45	50.99	15.69	7.65
1,500	82.65	53.72	16.53	8.06
1,600	86.85	56.45	17.37	8.47
1,700	91.05	59.18	18.21	8.88
1,800	95.25	61.91	19.05	9.29
1,900	99.45	64.64	19.89	9.70
2,000	103.65	67.37	20.73	10.11
3,000	120.35	78.23	24.07	11.73
4,000	137.05	89.08	27.41	13.36
5,000	153.75	99.94	30.75	14.99
6,000	170.45	110.79	34.09	16.62
7,000	187.15	121.65	37.43	18.25
8,000	203.85	132.50	40.77	19.88
9,000	220.55	143.36	44.11	21.50
10,000	237.25	154.21	47.45	23.13
11,000	253.95	165.07	50.79	24.76
12,000	270.65	175.92	54.13	26.39
13,000	287.35	186.78	57.47	28.02
14,000	304.05	197.63	60.81	29.64
15,000	320.75	208.49	64.15	31.27
16,000	337.45	219.34	67.49	32.90
17,000	354.15	230.20	70.83	34.53
18,000	370.85	241.05	74.17	35.16
19,000	387.55	251.91	77.51	37.79
20,000	404.25	262.76	80.85	39.41
21,000	420.95	273.62	84.19	41.04
22,000	437.65	284.47	87.53	42.67
23,000	454.35	295.33	90.87	44.30
24,000	471.05	306.18	94.21	45.93
25,000	487.75	317.04	97.55	47.56
26,000	500.50	325.32	100.10	48.80
27,000	513.25	333.61	102.65	50.04
28,000	526.00	341.90	105.20	51.28
29,000.	538.75	350.19	107.75	52.53
30,000	551.50	358.47	110.30	53.77
31,000	564.25	355.76	112.85	55.01
32,000	577.00	375.05	115.40	56.26

VALUATION	PERMIT FEE (PF)	BLDG. P/C FEE	ENERGY. P/C FEE	FIRE P/C FEE
		65% OF PF	20% OF PF	9.75% OF PF
33,000	589.75	383.34	117.95	57.50
34,000	602.50	391.63	120.50	58.74
35,000	615.25	399.91	123.05	59.99
36,000	628.00	408.20	125.60	61.23
37,000	640.75	416.49	128.15	62.47
38,000	653.50	424.77	130.70	63.72
39,000	666.25	433.06	133.25	64.96
40,000	679.00	441.35	135.80	66.20
41,000	691.75	449.64	138.35	67.45
42,000 .	704.50	457.92	140.90	68.69
43,000	717.25	466.21	143.45	69.93
44,000	730.00	474.50	146.00	71.17
45,000	742.75	482.79	148.55	72.42
46,000	755.50	491.07	151.10	73.66
47,000	768.25	499.36	153.65	74.90
48,000	781.00	507.65	156.20	76.15
49,000	793.75	515.94	158.75	77.39
50,000	806.50	524.22	161.30	78.63
51,000	814.85	529.65	162.97	79.45
52,000	823.20	535.08	164.64	80.26
53,000	831.55	540.51	166.31	81.08
54,000	839.90	545.93	167.98	81.89
55,000	848.25	551.36	169.65	82.70
56,000	856.60	556.79	171.32	83.52
57,000	864.95	562.22	172.99	84.33
58,000	873.30	567.64	174.66	85.15
59,000	881.65	573.07	176.33	85.96
60,000	890.00	578.50	178.00	86.77
61,000	898.35	583.93	179.67	87.59
62,000	906.70	589.35	181.34	88.40
63,000	915.05	594.78	183.01	89.22
64,000	923.40	600.21	184.68	90.03
65,000	931.75	605.64	186.35	90.85
66,000	940.10	611.06	188.02	91.66
67,000	948.45	616.49	189.69	92.47
	956.80	621.92	191.36	
68,000 69,000	965.15	627.35	193.03	93.29
	973.50	632.77	194.70	94.10
70,000	981.85	638.20	196.37	94.92
71,000		643.63	198.04	95.73
72,000	990.20	649.06	199.71	96.54
73,000	998.55		201.38	97.36
74,000	1,006.90	654.48		98.17
75,000	1,015.25	659.91	203.05	98.99
76,000	1,023.60	665.34	204.72	99.80
77,000	1,031.95	670.77	206.39	100.62
78,000	1,040.30	676.20	208.05	101.43
79,000	1,048.65	681.62	209.73	102.24
80,000	1,057.00	687.05	211.40	103.06
81,000	1,065.35	692.48	213.07	103.87
82,000	1,073.70	697.90	214.74	104.69

VALUATION	PERMIT FEE (PF)	BLDG. P/C FEE	ENERGY. P/C FEE	FIRE P/C FEE
		65% OF PF	20% OF PF	9.75% OF PF
83,000	1,082.05	703.33	216.41	105.50
84,000	1,090.40	708.76	218.08	106.31
85,000	1,098.75	714.19	219.75	107.13
86,000	1,107.10	719.61	221.42	107.94
87,000	1,115.45	725.04	223.09	108.76
000,88	1,123.80	730.47	224.76	109.57
000,68	1,132.15	735.90	226.43	110.38
90,000	1,140.50	741.32	228.10	111.20
91,000	1,148.85	746.75	229.77	112.01
92,000	1,157.20	752.18	231.44	112.83
93,000	1,165.55	757.61	233.11	113.64
94,000	1,173.90	763.03	234.78	114.46
95,000	1,182.25	768.46	236.45	115.27
96,000	1,190.60	773.89	238.12	116.08
97,000	1,198.95	779.32	239.79	116.90
98,000	1,207.30	784.74	241.46	117.71
99,000	1,215.65	790.17	243.13	118.53
100,000	1,224.00	795.60	244.80	119.34
101,000	1,230.90	800.08	246.18	120.01
102,000	1,237.80	804.57	247.56	120.69
103,000	1,244.70	809.05	248.94	121.36
104,000	1,251.60	813.54	250.32	122.03
105,000	1,258.50	818.02	251.70	122.70
106,000	1,265.40	822.51	253.08	123.38
107,000	1,272.30	826.99	254.46	124.05
108,000	1,279.20	831.48	255.84	124.72
109,000	1,286.10	835.96	257.22	125.39
110,000	1,293.00	840.45	258.60	126.07
111,000	1,299.90	844.93	259.98	126.74
112,000	1,306.80	849.42	261.36	127.41
113,000	1,313.70	853.90	262.74	128.09
114,000	1,320.60	858.39	264.12	128.76
115,000	1,327.50	862.87	265.50	129.43
116,000	1,334.40	867.36	266.88	130.10
117,000	1,341.30	871.84	268.26	130.78
118,000	1,348.20	876.33	269.64	131.45
119,000	1,355.10	880.81	271.02	132.12
120,000	1,362.00	885.30	272.40	132.79
	1,358.90	889.78	273.78	133.47
121,000	1,375.80	894.27	275.16	134.14
122,000	1,382.70	898.75	276.54	134.81
123,000	1,389.60	903.24	277.92	135.49
124,000	1,396.50	907.72	279.30	135.16
125,000	1,403.40	912.21	280.68	136.83
126,000	1,410.30	916.70	282.06	137.50
127,000		921.18	283.44	138.18
128,000	1,417.20		284.82	
129,000	1,424.10	925.66	286.20	138.85
130,000	1,431.00	930.15	287.58	139.52
131,000	1,437.90	934.64	288.96	140.20

VALUATION	PERMIT FEE (PF)	BLDG. P/C FEE	ENERGY. P/C FEE	FIRE P/C FEE
		65% OF PF	20% OF PF	9.75% OF PF
133,000	1,451.70	943.60	290.34	141.54
134,000	1,458.60	948.09	291.72	142.21
135,000	1,465.50	952.57	293.10	142.89
136,000	1,472.40	957.06	294.48	143.56
137,000	1,479.30	961.54	295.86	144.23
138,000	1,486.20	966.03	297.24	144.90
139,000	1,493.10	970.51	298.62	145.58
140,000	1,500.00	975.00	300.00	146.25
141,000	1,506.90	979.48	301.38	146.92
142,000	1,513.80	983.97	302.76	147.60
143,000	1,520.70	988.45	304.14	148.27
144,000	1,527.60	992.94	305.52	148.94
145,000	1,534.50	997.42	306.90	149.61
146,000	1,541.40	1,001.91	308.28	150.29
147,000	1,548.30	1,006.40	309.66	150.96
148,000	1,555.20	1,010.88	311.04	151.63
149,000	1,562.10	1,015.36	312.42	152.30
150,000	1,569.00	1,019.85	313.80	152.98
151,000	1,575.90	1,024.33	315.18	153.65
152,000	1,582.80	1,028.82	316.56	154.32
153,000	1,589.70	1,033.30	317.94	155.00
154,000	1,596.60	1,037.79	319.32	155.67
155,000	1,603.50	1,042.27	320.70	156.34
156,000	1,610.40	1,046.76	322.08	157.01
157,000	1,617.30	1,051.24	323.46	157.69
158,000	1,624.20	1,055.73	324.84	158.36
159,000	1,631.10	1,060.21	326.22	159.03
160,000	1,638.00	1,064.70	327.60	159.70
161,000	1,644.90	1,069.18	328.98	160.38
162,000	1,651.80	1,073.67	330.36	161.05
163,000	1,658.70	1,078.15	331.74	161.72
164,000	1,665.60	1,082.64	333.12	162.40
165,000	1,672.50	1,087.13	334.50	163:07
166,000	1,679.40	1,091.61	335.88	163.74
167,000	1,686.30	1,096.09	337.26	164.41
168,000	1,693.20	1,100.58	338.64	165.09
169,000	1,700.10	1,105.06	340.02	165.76
170,000	1,707.00	1,109.55	341.40	166.43
171,000	1,713.90	1,114.04	342.78	167.11
172,000	1,720.80	1,118.52	344.16	167.78
173,000	1,727.70	1,123.00	345.54	168.45
174,000	1,734.60	1,127.49	346.92	169.12
175,000	1,741.50	1,131.97	348.30	169.80
176,000	1,748.40	1,136.46	349.68	170.47
177,000	1,755.30	1,140.94	351.06	171.14
178,000	1,762.20	1,145.43	352.44	171.81
179,000	1,769.10	1,149.92	353.82	172.49
180,000	1,776.00	1,154.40	355.20	173.16
181,000	1,782.90	1,158.89	356.58	173.83
182,000	1,789.80	1,163.37	357.96	174.51

GF 11-1-96

VALUATION	PERMIT FEE (PF)	BLDG. P/C FEE	ENERGY. P/C FEE	FIRE P/C FEE
		65% OF PF	20% OF PF	9.75% OF PF
183,000	1,796.70	1,167.85	359.34	175.18
184,000	1,803.60	1,172.34	360.72	175.85
185,000	1,810.50	1,176.82	362.10	176.52
185,000	1,817.40	1,181.31	363.48	177.20
187,000	1,824.30	1,185.80	364.86	177.87
188,000	1,831.20	1,190.28	366.24	178.54
189,000	1,838.10	1,194.77	367.62	179.21
190,000	1,845.00	1,199.25	369.00	179.89
191,000	1,851.90	1,203.73	370.38	180.56
192,000	1,858.80	1,208.22	371.76	181.23
193,000	1,865.70	1,212.70	373.14	181.91
194,000	1,872.60	1,217.19	374.52	182.58
195,000	1,879.50	1,221.67	375.90	183.25
196,000	1,886.40	1,226.16	377.28	183.92
197,000	1,893.30	1,230.65	378.66	184.60
198,000	1,900.20	1,235.13	380.04	185.27
199,000	1,907.10	1,239.61	381.42	185.94
200,000	1,914.00	1,244.10	382.80	186.61
201,000	1,920.90	1,248.58	384.18	187.29
202,000	1,927.80	1,253.07	385.56	187.96
203,000	1,934.70	1,257.55	386.94	188.63
204,000	1,941.60	1,262.04	388.32	189.31
205,000	1,948.50	1,266.52	389.70	189.98
206,000	1,955.40	1,271.01	391.08	190.65
207,000	1,962.30	1,275.49	392.46	191.32
208,000	1,969.20	1,279.98	393.84	192.00
209,000	1,976.10	1,284.46	395.22	192.67
210,000	1,983.00	1,288.95	396.60	193.34
211,000	1,989.90	1,293.43	397.98	194.02
212,000	1,996.80	1,297.92	399.36	194.69
213,000	2,003.70	1,302.40	400.74	195.36
214,000	2,010.60	1,306.89	402.12	195.03
215,000	2,017.50	1,311.38	403.50	196.71
216,000	2,024.40	1,315.86	404.88	197.38
217,000	2,031.30	1,320.34	406.26	198.05
218,000	2,038.20	1,324.83	407.64	198.72
	2,045.10	1,329.32	409.02	199.40
219,000	2,052.00	1,333.80	410.40	200.07
220,000	2,058.90	1,338.28	411.78	200.74
221,000	2,065.80	1,342.77	413.16	201.42
222,000	2,063.80	1,347.25	414.54	202.09
223,000	2,072.70	1,351.74	415.92	202.76
224,000	2,036.50	1,356.22	417.30	203.43
225,000	2,088.30	1,360.71	418.68	203.43
226,000	2,100.30	1,365.19	420.06	204.11
227,000		1,369.68	421.44	205.45
228,000	2,107.20	1,374.17	422.82	205.45
229,000	2,114.10		424.20	
230,000	2,121.00	1,378.65	425.58	206.80
231,000	2.127.90	1,383.13	426.96	207.47

VALUATION	PERMIT FEE (PF)	BLDG. P/C FEE	ENERGY. P/C FEE	FIRE P/C FEE
		65% OF PF	20% OF PF	9.75% OF PF
233,000	2,141.70	1,392.10	428.34	208.82
234,000	2,148.60	1,396.59	429.72	209.49
235,000	2,155.50	1,401.07	431.10	210.16
236,000	2,162.40	1,405.56	432.48	210.83
237,000	2,169.30	1,410.04	433.86	211.51
238,000	2,176.20	1,414.53	435.24	212.18
239,000	2,183.10	1,419.02	436.62	212.85
240,000	2,190.00	1,423.50	438.00	213.52
241,000	2,196.90	1,427.98	439.38	214.20
242,000	2,203.80	1,432.47	440.76	214.87
243,000	2,210.70	1,436.95	442.14	215.54
244,000	2,217.60	1,441.44	443.52	216.22
245,000	2,224.50	1,445.92	444.90	216.89
246,000	2,231.40	1,450.41	446.28	217.56
247,000	2,238.30	1,454.90	447.66	218.23
248,000	2,245.20	1,459.38	449.04	218.91
249,000	2,252.10	1,463.86	450.42	219.58
250,000	2,259.00	1,468.35	451.80	220.25
251,000	2,265.90	1,472.83	453.18	220.93
252,000	2,272.80	1,477.32	454.56	221.60
253,000	2,279.70	1,481.81	455.94	222.27
254,000	2,286.60	1,486.29	457.32	222.94
255,000	2,293.50	1,490.77	458.70	223.62
256,000	2,300.40	1,495.26	460.08	224.29
257,000	2,307.30	1,499.74	461.46	224.96
258,000	2,314.20	1,504.23	462.84	225.63
259,000	2,321.10	1,508.71	464.22	226.31
260,000	2,328.00	1,513.20	465.60	226.98
261,000	2,334.90	1,517.68	456.98	227.65
262,000	2,341.80	1,522.17	468.36	228.33
263,000	2,348.70	1,526.66	469.74	229.00
264,000	2,355.60	1,531.14	471.12	229.67
265,000	2,362.50	1,535.63	472.50	230.34
266,000	2,369.40	1,540.11	473.88	. 231.02
267,000	2,376.30	1,544.59	475.26	231.69
268,000	2,383.20	1,549.08	476.64	232.36
269,000	2,390.10	1,553.57	478.02	233.03
270,000	2,397.00	1,558.05	479.40	233.71
271,000	2,403.90	1,562.53	480.78	234.38
272,000	2,410.80	1,567.02	482.16	235.05
273,000	2,417.70	1,571.51	483.54	235.73
274,000	2,424.60	1,575.99	484.92	236.40
275,000	2,431.50	1,580.47	486.30	237.07
276,000	2,438.40	1,584.96	487.68	237.74
277,000	2,445.30	1,589.44	489.06	238.42
278,000	2,452.20	1,593.93	490.44	239.09
279,000	2,459.10	1,598.42	491.82	239.76
280,000	2,466.00	1,602.90	493.20	240.43
281,000	2,472.90	1,607.38	494.58	241.11
282,000	2,479.80	1,611.87	495.96	241.78

FF 11-1-96

VALUATION	PERMIT FEE (PF)	BLDG. P/C FEE	ENERGY. P/C FEE	FIRE P/C FEE
		65% OF PF	20% OF PF	9.75% OF PF
283,000	2,486.70	1,616.36	497.34	242.45
284,000	2,493.60	1,620.84	498.72	243.13
285,000	2,500.50	1,625.32	500.10	243.80
286,000	2,507.40	1,629.81	501.48	244.47
287,000	2,514.30	1,634.29	502.86	245.14
288,000	2,521.20	1,638.78	504.24	245.82
289,000	2,528.10	1,643.27	505.62	246.49
290,000	2,535.00	1,647.75	507.00	247.16
291,000	2,541.90	1,652.23	508.38	247.84
292,000	2,548.80	1,656.72	509.76	248.51
293,000	2,555.70	1,661.21	511.14	249.18
294,000	2,562.60	1,665.69	512.52	249.85
295,000	2,569.50	1,670.17	513.90	250.53
296,000	2,576.40	1,674.66	515.28	251.20
297,000	2,583.30	1,679.15	516.66	251.87
298,000	2,590.20	1,683.63	518.04	252.54
299,000	2,597.10	1,688.11	519.42	253.22
300,000	2,604.00	1,692.60	520.80	253.89
301,000	2,610.90	1,697.08	522.18	254.56
302,000	2,617.80	1,701.57	523.56	255.24
303,000	2,624.70	1,706.06	524.94	255.91
304,000	2,631.60	1,710.54	526.32	256.58
305,000	2,638.50	1,715.02	527.70	257.25
306,000	2,645.40	1,719.51	529.08	257.93
307,000	2,652.30	1,723.99	530.46	258.60
308,000	2,659.20	1,728.48	531.84	259.27
309,000	2,666.10	1,732.96	533.22	259.94
310,000	2,673.00	1,737.45	534.60	260.62
311,000	2,679.90	1,741.93	535.98	261.29
312,000	2,686.80	1,746.42	537.36	261.96
313,000	2,693.70	1,750.91	538.74	262.64
314,000	2,700.60	1,755.39	540.12	263.31
315,000	2,707.50	1,759.87	541.50	263.98
316,000	2,714.40	1,764.36	542.88	264.65
317,000	2,721.30	1,768.84	544.26	265.33
318,000	2,728.20	1,773.33	545.64	266.00
319,000	2,735.10	1,777.81	547.02	266.67
320,000	2,742.00	1,782.30	548.40	267.35
321,000	2,742.00	1,786.78	549.78	268.02
322,000	2,755.80	1,791.27	551.16	268.69
323,000	2,762.70	1,795.76	552.54	269.36
324,000	2,769.60	1,800.24	553.92	270.04
325,000	2,776.50	1,804.72	555.30	270.71
326,000	2,783.40	1,809.21	556.68	271.38
327,000	2,790.30	1,813.69	558.06	272.05
328,000	2,797.20	1,613.03	559.44	272.73
	2,804.10	1,822.67	560.82	273.40
329,000		1,827.15	562.20	
330,000	2,811.00	1,831.63	563.58	274.07
331,000 332,000	2,817.90	1,835.12	564.96	274.75

VALUATION	PERMIT FEE (PF)	BLDG. P/C FEE	ENERGY. P/C FEE	FIRE P/C FEE
		65% OF PF	20% OF PF	9.75% OF PF
333,000	2,831.70	1,840.61	566.34	276.09
334,000	2,838.60	1,845.09	567.72	276.76
335,000	2,845.50	1,849.57	569.10	277.44
336,000	2,852.40	1,854.06	570.48	278.11
337,000	2,859.30	1,858.54	571.86	278.78
338,000	2,866.20	1,863.03	573.24	279.45
339,000	2,873.10	1,867.52	574.62	280.13
340,000	2,880.00	1,872.00	576.00	280.80
341,000	2,886.90	1,876.48	577.38	281.47
342,000	2,893.80	1,880.97	578.76	282.15
343,000	2,900.70	1,885.46	580.14	282.82
344,000	2,907.60	1,889.94	581.52	283.49
345,000	2,914.50	1,894.42	582.90	284.16
346,000	2,921.40	1,898.91	584.28	284.84
347,000	2,928.30	1,903.40	585.66	285.51
348,000	2,935.20	1,907.88	587.04	286.18
349,000	2,942.10	1,912.36	588.42	286.85
350,000	2,949.00	1,916.85	589.80	287.53
351,000	2,955.90	1,921.33	591.18	288.20
352,000	2,962.80	1,925.82	592.56	288.87
353,000	2,969.70	1,930.31	593.94	289.55
354,000	2,976.60	1,934.79	595.32	290.22
355,000	. 2,983.50	1,939.27	596.70	290.89
356,000	2,990.40	1,943.76	598.08	291.56
357,000	2,997.30	1,948.24	599.46	292.24
358,000	3,004.20	1,952.73	600.84	292.91
359,000	3,011.10	1,957.21	602.22	293.58
360,000	3,018.00	1,961.70	603.60	294.25
361,000	3,024.90	1,966.18	604.98	294.93
362,000	3,031.80	1,970.67	606.36	295.60
363,000	3,038.70	1,975.16	607.74	296.27
354,000	3,045.60	1,979.64	609.12	296.95
365,000	3,052.50	1,984.12	610.50	297.62
356,000	3,059.40	1,988.61	611.88	298.29
367,000	3,066.30	1,993.09	613.26	298.96
368,000	3,073.20	1,997.58	614.64	299.64
369,000	3,080.10	2,002.06	616.02	300.31
370,000	3,087.00	2,006.55	617.40	300.98
371,000	3,093.90	2,011.03	618.78	301.66
372,000	3,100.80	2,015.52	620.16	302.33
373,000	3,107.70	2,020.01	621.54	303.00
374,000	3,114.60	2,024.49	622.92	303.67
375,000	3,121.50	2,028.97	624.30	304.35
375,000	3,128.40	2,033.46	625.68	305.02
377,000	3,125.40	2,037.94	627.06	305.69
378,000	3,142.20	2,042.43	628.44	306.36
379,000	3,149.10	2,046.92	629.82	307.04
380,000	3,156.00	2,051.40	631.20	307.71
	3,162.90	2,055.88	632.58	308.38
381,000				

### APPENDIX B -

### POLICY TERMS AND DEFINITIONS

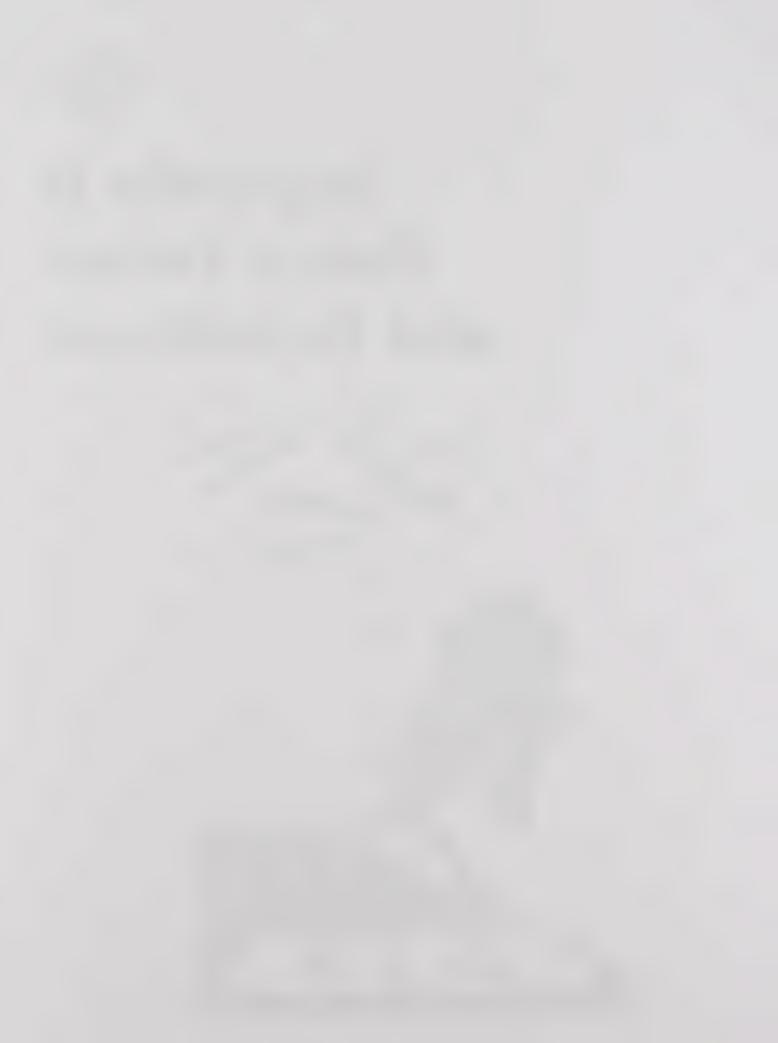




# Appendix B Policy Terms and Definitions







## Appendix B - Policy Terms and Definitions



The purpose of this Appendix is to define the terms used to describe the City of Arcadia's policy commitments. Table B-1 presents definition for basic terms, such as "permit," "encourage," "manage," "require," "ensure," and others, not in alphabetical order, but in increasing levels of commitment, ranging from "recognize" to "ensure."

Table B-2 defines terms such as "should," "shall," and "feasible," which are used to modify the various descriptions of policy commitment made in the General Plan.

**Table B-1 - Level of Policy Commitment** 

Policy Term	Definition
Recognize	A given situation will be perceived and allowed to continue without interference and without determination of its positive or negative nature. The expectation is that no other action is necessary.
Permit	The action will be allowed if initiated by someone other than the City. The expectation is that the policy will be carried out if it is important to someone other than the City. This definition of "permit" as a verb is distinguished from "permit" when used as a noun which means an entitlement resulting from approval of a development application.
Support	The action will receive positive treatment in written policy, but will receive no further action or commitment of resources other than transmitting the policy as appropriate to influence others to take specific actions. The expectation is that a positive position will be on record as the official City position.
Encourage	The action will receive positive treatment in written policy, and will be transmitted as appropriate to influence others. In cases where the City car compel action, such as in the development review process, the City will commit resources to assist others to achieve the action or condition being encouraged. The expectation is that, to the extent that the action or condition meets both the objectives of the City and the other party, that the action or condition will occur. In cases where the City cannot compel the actions of others, encourage is synonymous with support.
Discourage	Avoidance of the action will receive positive treatment in written policy. In cases where the City can compel action, such as in the development review process, the City will commit resources to assist others to avoid the action or condition being discouraged. The expectation is that, to the extent that the action or condition meets both the objectives of the City and the other party, that the action or condition will not occur. In cases where the City cannot compel the actions of others, avoidance of the action will receive no further action or commitment of resources other than transmitting the policy, as appropriate, to influence others to avoid specific actions. The expectation is that a specific position will be or record as the official City position.
Enhance	Action will be taken to improve existing conditions by increasing the quantity of quality of beneficial uses or existing actions. The expectation is that a desirable condition exists, and is to be improved by the action.
Mitigate	Action will be taken to ameliorate, alleviate, or avoid to the extent feasible, ar undesirable situation or consequence of action. The expectation is that negative consequences will be reduced to a level of insignificance.

## Appendix B - Policy Terms and Definitions



**Table B-1 - Level of Policy Commitment** 

Policy Term	Definition
Minimize	Action will be taken to reduce or lessen, but not necessarily eliminate, an existing condition or action to the greatest feasible extent. The expectation is that positive action will be undertaken to improve existing conditions by reducing the negative consequences of a particular situation.
Provide for	Action will be taken to offer an opportunity for others to undertake an activity of achieve some objective. The expectation is that the City will take positive action to ensure that a specified opportunity is available for parties wishing to take advantage of it.
Facilitate	Specific incentives, which may consist of monetary, time, development intensity and/or other benefits, will be created as an inducement for others to take action. The expectation is that the incentives will be sufficient to influence behavior in ways beneficial to the City's interests.
Seek	There will be a commitment of resources to influence an action or outcome o another entity. The expectation is that legislative, financing, policy, or other change would be achieved on the part of one or more entities other than the City
Promote	Action will be taken to actively communicate the idea, information, or position. The audience may be the general public, specific interest groups, or other entities. The expectation is that the City would devote resources to advise others of its belief as a means of convincing them to do so as well.
Explore	Action will be taken to investigate the subject to determine whether or not some further commitment is in order. The expectation is that effort will be expended for research and evaluation, and that an open mind will be maintained until the evidence is in.
Pursue	Action will be taken to investigate the subject to determine whether or not some further commitment is in order as a prelude to undertaking implementing action. The expectation is that effort will be expended for research and evaluation, and that, if the proposed activity proves to be feasible and desirable, it will be undertaken.
Maintain	Action will be taken to continue ongoing City programs or services. The expectation is that active means may be employed to continue such programs or services.
Manage	Action will be taken to direct activities in order to achieve specific objectives.
Participate	Action will occur along with other entities, and the City will carry its share of the responsibility. The expectation is that the policy will be carried out jointly, bu that the City will not be in the lead.
Coordinate	Action will be taken to expend time and money in jointly pursuing ar implementing activity with other entities. The expectation is that implementation will definitely result, and that it will be accomplished cooperatively with other organizations, possibly with the City in the lead.
Develop, Prepare	Action will be undertaken to formulate policy, guidelines, or ordinances or revisions thereto. The expectation is that resources would be devoted to creating the policy, guidelines, ordinances, or revisions for public review and consideration by City decisionmakers.





Table B-1 - Level of Policy Commitment

Policy Term	Definition
Establish, Initiate	Action will be taken to implement the policy by making an organizational commitment, devoting resources, and instituting a process or program that doe not now exist. The expectation is that a new activity will be launched.
Provide	Action will be taken to offer a product, service, or facility, though not necessarily without a fee. The expectation is that the City will take direct responsibility for making the action happen.
Invest	Action will be taken to expend funds directly in implementing the policy. Thi may include partial expenditures, operating expenses, contracting for services, o creating new staff responsibilities. The expectation is that City resources would be directly committed to implementation.
Restrict	Action will be taken to check; provide boundaries or limits; or to decrease the range, scope, or incidence or a particular condition. The expectation is that the condition will be allowed to continue, but only within the limited parameters se by policy.
Protect	Action will be taken to keep a feature safe from destruction or decay, or to keep that feature intact. The expectation is that the positive qualities of that feature will endure over time as the result of the action.
Preserve	Action will be taken to maintain beneficial uses or features in their present condition as nearly as possible. The expectation is that the feature itself will endure over time as the result of that action.
Conduct, Undertake	Action will be taken to pay for and carry out a specific program, study, or activity The expectation is that city resources would be directly committed to implementation, and that the City will be the primary or sole entity involved in the program, study, or activity.
Adopt	Action will be undertaken to formulate policy, guidelines, or ordinances o revisions thereto. The expectation is that resources would be devoted to creating the policy, guidelines, ordinances, or revisions, and that they will be formally enacted by appropriate city decisionmakers.
Require	Action will be taken to compel others to take a particular action or perform in a prescribed manner. The expectation is that the City will commit resources, and has the legal right to compel other parties in this manner.
Action	Action will be taken to compel others to take action or to perform in a manner so as to prevent the occurrence of a particular event or result.
Prohibit, Prevent	Action will be taken to compel others not to take a particular action or perform in a prescribed manner. The expectation is that the City will commit resources, and has the legal right to compel other parties in this manner.
Ensure	Action will be taken to guarantee a certain outcome or result. The expectation is that, in guaranteeing a particular result, the City will commit resources, and had the legal right to compel other parties to take a particular action or perform in a prescribed manner.

Source: LSA Associates, Inc., 1996.

## Appendix B - Policy Terms and Definitions



**Table B-2 - Policy Modifiers** 

Policy Term	Definition
May	The action referred to will be allowed, but there is no moral obligation to undertake the action.
Should	There is a moral obligation to undertake the action; however, it is not mandatory if there are other, overriding, considerations.
Shall, Must	The action referred to is mandatory, and there is a positive obligation to undertake the action.
Feasible	The action referred to is technologically possible, and can be accomplished within a reasonable time frame, given existing and probable resources in the foreseeable future.

Source: LSA Associates, Inc., 1996.

epartment of Conservation

Resources Agency
Division of Mines and Geology

## Fee Schedule Strong-Motion instrumentation and Seismic Hazard Mapping Fee

Category 2 Construction \*

fethod 1.

The fee amount can be calculated from the permit valuation amount using the formula:

(Valuation Amount) X 0.00021 = Fee Amount

As an example, the fee for a \$1,231,890 valuation is \$1,231,890 x 0.00021 or \$258.70.

lethod 2.

As an alternative to Method 1, the fee for a given valuation can be calculated using the following table, as Illustrated below:

Valu.	Fee	Valu.	Fee	Valu.	Fee	Valu.	Fee	Valu.	Fee
\$0-100	\$0.02	\$1,000	\$0.21	\$10,000	\$2.10	\$100,000	\$21.00	\$1,000,000	\$210.00
200	0.04	2,000	0.42	20,000	4.20	200,000	42.00	2,000,000	420.00
300	0,06	3,000	0.63	30,000	6.30	300,000	63,00	3,000,000	630.00
400	0.08	4,000	0.84	40,000	8.40	400,000	84.00	4,000,000	840.00
500	0.11	5,000	1.05	50,000	10.50	500,000	105.00	5,000,000	1,050.00
600	0.13	6,000	1.26	60,000	12.60	600,000	126.00	6,000,000	1,260.00
700	0.15	7,000	1.47	70,000	14.70	700,000	147.00	7,000,000	1,470.00
800	0.17	8,000	1.68	80,000	16.80	800,000	168.00	8,000,000	1,680.00
900	0.19	9,000	1.89	90,000	18.90	900,000	189.00	9,000,000	1,890.00

- The fee amount can be obtained by breaking the evaluation amount into parts and using the entries in this table. An example for a permit valuation of \$1,236,450 is shown at the right:

\$ 1,000,000 \$210.00 200,000 42.00 30,000 6.30 1,000 0.21 800 0.17 90 0.02 \$ 1,231,890 \$258.70 Fee Amount

Notes: 1) The minimum fee is 50 cents, so the fee for any valuation up to \$2,381 is simply \$.50. Category 2 includes all buildings not in Category 1. For example, Category 2 includes residential buildings over 3 stories, all office buildings, warehouses, factories and other manufacturing or processing facilities, restaurants, and other non-residential buildings.

3) A "building" is defined as a structure built for the support, shelter or enclosure of people, animals or property.

Pg. 2 of 2 2/31

BUILDING EVALUATION

(15F / OWER AMT FOR ADON'S 10/0 PIMB

	USE LOWER HMT F	OR HODY'S W/O KIMB.
Cost per	Cost per	Occupancy and Type Square Foot
Occupancy and Type Square Foot	Occupancy and Type Square Foot	Occupancy and Type Square Foot
1. APARTMENT HOUSES:	9. HOMES FOR THE ELDERLY:	18. PUBLIC BUILDINGS:
Type 1 or 11 F.R.*	Type I or II F.R 104.08	Type I or II F.R.*
(Good) \$108.10 -	Type II - 1 Hour 84.52	Type II - 1 Hour 100.05
Type V - Masonry	Type II - N	Type II - N
(or Type III)	Type III - 1 Hour 87.86	Type III - 1 Hour 103.96
(Good) \$88.90	Type III - N 84.30	Type III - N
Type V - Wood Frame 63.83	Type V - 1 Hour 85.10	Type V - 1 Hour
(Good) \$82.00	Type V - N	Type V - N
Type I Basement Garage 37.38	10 HOSPITALS.	IN BURLICEADAGES.
- ATIDITODIUMS.	10. HOSPITALS:	19. PUBLIC GARAGES:
2. AUDITORIUMS:	Type I or II F.R.*	Type I or II F.R.* 48.76
Type I or II F.R	Type III - 1 Hour 135.47	Type I or II Open Parking 36.80
Type II - 1 Hour	Type V - 1 Hour	Type II - N
Type II - N		Type III - 1 Hour
Type III - 1 Hour 80.04	11. HOTELS AND MOTELS:	Type III - N
Type III - N	Type I or II F.R.*	Type V - 1 Hour
Type V - 1 Hour	Type III - 1 Hour	
Type V - N	Type III - N	20. RESTAURANTS:
**	Type V - 1 Hour	Type III - 1 Hour 97.64
3. BANKS:	Type V - N	Type III - N
Type I or II F.R.*	**	Type V - 1 Hour
Type II - 1 Hour	12. INDUSTRIAL PLANTS:	Type V - N 85.90
Type II - N	Type 1 or II F.R. 57.04	1,77 1 11111111111111111111111111111111
Type III - 1 Hour	Type II - 1 Hour	21. SCHOOLS:
- / /		Type I or II F.R
Type V - 1 Hour 109.25	Type III - 1 Hour	Type II - 1 Hour 75.90
Type V - N	Type III - N	Type III - I Hour
	Tilt-Up	Type V - 1 Hour 76.13
4. BOWLING ALLEYS:	Type V - 1 Hour	Type V - N
Type II - 1 Hour 51.06	Type V - N	
Type II - N		22. SERVICE STATIONS:
Type III - 1 Hour 55.54	13. JAILS:	Type II - N 67.39
Type III - N	Type I or II F.R	Type III - 1 Hour 70.15
Type V - 1 Hour 37.49		Type V - 1 Hour 59.80
• 17-	Type V - 1 Hour	Canopies
5. CHURCHES:	1 .,,	20.00
Type I or II F.R	14. LIBRARIES:	23. STORES:
Type II - 1 Hour		
Type II - N 70.8-		
Type III - 1 Hour 81.19		1 Tr. 11 At
		Type II - N
Type III - N		Type III - 1 Hour
Type V - 1 Hour 75.90		Type III - N
Type V - N 71.30		Type V - 1 Hour 51.75
6. CONVALESCENT HOSPITALS:	Type V - N	Type V - N
	15. MEDICAL OFFICES:	24. THEATERS:
Type II - 1 Hour 90.60		Type I or II F.R. 110.06
Type III - 1 Hour 99.1		Type III - 1 Hour
Type V - 1 Hour 93.5		Type III - N
•	Type III - 1 Hour 77.51	Type V - 1 Hour 75.44
7. DWELLINGS:	Type III - N	Type V - N
Type V - Masonry 75.9	Type V - 1 Hour 90.39	
(Good)\$97.06	Type Y-N	25. WAREHOUSES***:
Type V - Wood Frame 67.5	D-WOTIMB.	Type 1 or 11 F.R
(Good) S92.69 NEW/App	16. OFFICES**:	Type II or V - 1 Hour 29.32
Basements:	Type for II F.R.*	Type II or V - N
Semi-Finished 20.1		Tr 117 1 177
	Type II - N	T
(Good)\$23.23		Type m - 18
Unfinished	1	FOURNIEST.
(Good)\$17.71	Type III - N	EQUIPMENT:
	Type V - 1 Hour	AIR CONDITIONING:
8. FIRE STATIONS:	Type V - N	Commercial 4.14
Type I or II F.R 114.		Residential 3.45
Type II - 1 Hour 75.:	17. PRIVATE CARACES:	SPRINKLER SYSTEMS 2.07
Type II - N		
Type III - 1 Hour 82.	37 Masonry 27.37	MASONRY BLOCK WALLS:
	- Partia light con	(" ) ( D) -1 311 11
		P" \ 1 D1 - 1 - 31' 41
		8 Mazouth Block Mall? 3'20
Type V - N		

<sup>-</sup> ALL 0.58 percent to total cost for each story over three.

These unit costs per square foot comply with the definition of "Valuation" in Section 223 of the 1994 Uniform Building Code and thus include architectural, structural, electrical, plumbing and mechanical work, except as specifically modified as above.

The determination of building and plan check fees for projects shall be based on valuation computed from the above figures.

<sup>\*\*</sup>Deduct 20 percent for shell-only buildings.

<sup>\*\*\*</sup>Deduct 11 percent for mini-warehouses.

# EFF 11-1-86 BUILDING EVALUATION

	t per re Foot		ost per are Foot		st per sre Foo
APARTMENT HOUSES:		9. HOMES FOR THE ELDERI	Y:	18. PUBLIC BUILDINGS:	
Type I or II F.R.*	1	Type I or II F.R.	104.08	Type I or II F.R.*	123.63
	00.76	Type II - 1 Hour	84.52		
(Good) \$108.10				Type II - 1 Hour	100.0:
Type V - Masonry		Type II - N	80.73	Type II - N	95.8
	72.68	Type III - 1 Hour	87.86	Type III - 1 Hour	103.9
(Good) \$88.90		Type III - N	84.30	Type III - N	100.4
Type V - Wood Frame	63.83	Type V - 1 Hour	85.10	Type V - 1 Hour	95.2
(Good) \$82.00	37.38	Type V - N	81.88	Type V + N	91.7
.,,		10. HOSPITALS:		19. PUBLIC GARAGES:	
. AUDITORIUMS:		Type I or II F.R.*	163.64	Type I or II F.R.*	48.7
	05.11	Type III - 1 Hour	135.47		
. 1				Type I or II Open Parking*	36.8
14 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	75.90	Type V - 1 Hour	129.14	Type II - N	28.7
	71.99			Type III - 1 Hour	37.0
	80.04	11. HOTELS AND MOTELS:		Type III - N	32.7
Type III - N	75.90	Type I or II F.R.*	101.20	Type V - 1 Hour	33.7
Type V - 1 Hour	76.48	Type III - 1 Hour	87.63		
- E	71.30	Type III - N	83.60	20. RESTAURANTS:	
турс т тт		Type V - 1 Hour	78.43	Type III - 1 Hour	07.6
D 4 3 7 7 12				Type III > 1 Hour	97.6
BANKS:	40.25	Type V - N	74.75	Type III - N	94.3
	48.35			Type V - 1 Hour	89.4
Type II - 1 Hour 1	109.25	12. INDUSTRIAL PLANTS:		Type V - N	85.9
Type II - N 1	05.80	Type I or II F.R	57.04		
	20.52	Type II - 1 Hour	39.68	21. SCHOOLS:	
2 F	16.38	Type II - N	36.34	Type I or II F.R.	111.5
		Type III - 1 Hour	43.70	Type II I Have	
	09.25			Type II - 1 Hour	75.9
Type V - N	104.65	Type III - N	41.17	Type III - 1 Hour	81.4
		Tilt-Up	29.90	Type V - 1 Hour	76.1
BOWLING ALLEYS:	1	Type V - 1 Hour	41.06	Type V - N	72.6
Type II - 1 Hour	51.06	Type V - N	37.72		
	47.72	**		22. SERVICE STATIONS:	
	1	13. JAILS:		Type II - N	67.3
			159.39		
	51.98	Type I or II F.R		Type III - 1 Hour	70.1
Type V - 1 Hour	37.49	Type III - 1 Hour	145.59 109.25	Type V - 1 Hour	59.8 28.0
CHURCHES:	99.48	14. LIBRARIES:		23. STORES:	
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	74.52	Type I or II F.R.	116.61	Type I or II F.R.*	93.6
				Tues II 1 II-m	82.5
	70.84	Type II - 1 Hour	85.33	Type II - 1 Hour	50.6
	81.19	Type H - N	81.19	Type II - N	49.2
	77.62	Type III - 1 Hour	90.04	Type III - 1 Hour	61.4
Type V - 1 Hour	75.90	Type III - N	85.56	Type III - N	57.7
Type V - N	71.30	Type V - 1 Hour	84.76	Type V - 1 Hour	51.7
•	c.	Type V - N	81.19	Type V - N	47.7
CONVALESCENT HOSPITAL	130 30	15. MEDICAL OFFICES:		24. THEATERS:	
			110.60		110
	96.60	Type I or II F.R.	119.60	Type I or II F.R.	110.0
	99.13	Type II - 1 Hour	92.34	Type III - 1 Hour	30.1
Type V - 1 Hour	93.50	Type II - N	87.86	Type III - N	76.2
		Type III - 1 Hour	77.51	Type V - 1 Hour	75.4
DWELLINGS:		Type III - N	93.15	Type V - N	71.3
	75.90	Type V - 1 Hour	90.39		
		Type V - N	87.17	25. WAREHOUSES***:	
(Good)\$97.06	67.50	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	5,	Type I or II F.R.	10
Type V - Wood Frame	67.50	16 OFFICEC++		Type Her Y 1 D	49.4
(Good)\$92.69		16. OFFICES**:	100.00	Type II or V - 1 Hour	
Basements:		Type I or II F.R.*	106.95	Type II or V - N	27.€
Semi-Finished	20.12	Type II - 1 Hour	71.53	Type III - 1 Hour	33.3
(Good) \$23.23		Type II - N	68.31	Type III - N	31.8
	14.49	Type III - 1 Hour	77.51		
Unimished		Type III - N	73.83	EQUIPMENT:	
(Good)\$17.71		Type V - 1 Hour	72.45	AIR CONDITIONING:	
(Good)\$17.71		Type V - N	68.31		
(Good)\$17.71		Type V - N	00.31	Commercial	
(Good)\$17.71  B. FIRE STATIONS:	1			Residential	
(Good)\$17.71	114.77			SPRINKLER SYSTEMS	. 2.0
(Good)\$17.71  B. FIRE STATIONS:	114.77 75.21	17. PRIVATE GARAGES:			
(Good)\$17.71  K. FIRE STATIONS: Type 1 or II F.R		17. PRIVATE GARAGES: Wood Frame	24.50		
(Good)\$17.71  8. FIRE STATIONS: Type I or II F.R Type II - 1 Hour Type II - N	75.21 71.07	Wood Frame	24.50 27.37		
(Good)\$17.71  8. FIRE STATIONS: Type 1 or II F.R	75.21 71.07 82.57	Wood Frame	27.37	MASONRY BLOCK WALLS:	7
(Good)\$17.71  8. FIRE STATIONS: Type I or II F.R Type II - 1 Hour Type II - N	75.21 71.07	Wood Frame			3.

<sup>\*</sup> Add 0.58 percent to total cost for each story over three

These unit costs per square foot comply with the definition of "Valuation" in Section 223 of the 1994 Uniform Building Code and thus include architectural, structural, electrical, plumbing and mechanical work, except as specifically modified as above.

<sup>\*\*</sup>Deduct 20 percent for snell-only buildings

<sup>\*\*\*</sup>Deduct 11 percent for mini-warranouses

## SWIMMING POOL PERMIT FEES

The fee for filing an application for a swimming pool permit shall be the same as required for a building of equivalent valuation. The valuation shall be calculated at the rate of \$208.95 per perimeter foot of the swimming pool and/or spa.

1.	For the issuance of each permit	\$40.25
2.	For issuing each supplemental permit	\$14.10
OT	HER INSPECTIONS	
1.	For an extra inspection made necessary due to work not being ready at the time specified or due to work not corrected after prior written notice	\$52.15
2.	For inspection of plumbing facilities for which no fees are herein prescribed and for emergency inspections (time consumed per hour with a minimum charge of 1 hour)	\$52.15

#### FIRE EXTINOUISHING PERMIT FEES

The fee for filing an application for the installation of fire extinquishing systems shall be the same as required for a building of equivalent evaluation.

1.	For the issuance of each permit	:	\$40.25
2.	For issuing each supplemental permit		\$14.10

## REROOFING PERMIT FEES

#### REROOFING

The fee for filing an application for a reroofing permit shall be the same as required for a building of equivalent valuation as determined by the following:

Тур	be of Reroofing	Evaluation (cost per square)
1.	Fiberglass Shingles (20 year warranty)	\$130.00
2.	Laminated Fiberglass Shingles (25 to 30 year warranty)	\$150.00
3.	Laminated Fiberglass Shingles (40 year warranty)	\$170.00
4.	Heavy Concrete Tile	\$325.00
5.	Lite Weight Concrete Tile	\$375.00
5.	Lite Weight Perlite Shakes (Cal-Shake, etc.)	\$325.00
7.	Fiber Cement Shakes (Hardishake, etc.) (Cemwood, etc.)	\$325.00 \$375.00
3.	Pressure Treated Shakes (medium to heavy)	\$325.00
9	Steel Roofing Systems (Class "B") (Class "A")	\$350.00 \$500.00

For plywood installation add \$50.00 a square to the above figures.

## SIGN PERMIT FEES

The fee for filing an application for a sign permit shall be the same as required for a building of equivalent valuation and shall also include a plan check fee which shall be 50 percent of the permit fee.

#### RELOCATION PERMIT FEE

Relocation permit fee shall be \$22.65 per one thousand dollars (\$1,000.00) valuation, or fraction thereof of the building to be relocated. For the purpose of computing such fee, valuation shall include the reasonable cost of moving such structure and the reasonable value of all new construction, alterations, additions, repairs, replacements and foundations in connection therewith.

For the issuance of each permit
 For issuing each supplemental permit
 \$40.25

#### REMOVAL PERMIT FEE (EXPORT)

The fee for filing an application for a removal permit shall be \$296.65 (route inspection fee and owner and mover bonds shall also be collected).

For the issuance of each permit \$40.25
 For issuing each supplemental permit \$14.10

## DEMOLITION PERMIT FEES

Square Footage of Building	Fee	
500 square feet or less	\$22.65	
501 to 1,000 square feet	\$42.50	
1,001 to 3,000 square feet	\$70.55	
3,001 to 10,000 square feet	\$98.80	
10,001 square feet or more	\$226.05	
1. For the issuance of each permit	\$4	40.25
2. For issuing each supplemental permit	\$1	14.10

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15.	For each ventilation fan connected to a single duct	\$8.50
16.	For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit	\$12.80
17.	For the installation of each hood which is served by mechanical exhaust, including ducts for such hood	\$12.80
18.	For the installation or relocation of each domestic-type incinerator	\$21.30
19.	For the installation or relocation of each commercial or industrial-type incinerator	\$84.75
20.	For each appliance or piece of equipment regulated by this code but not classed in other appliance categories, or for which no other fee is listed in this Code	\$12.80
OT	HER INSPECTIONS	
1.	For an extra inspection made necessary due to work not being ready at the time specified or due to work not corrected after prior written notice each	\$52.15
2.	For inspection of electrical equipment for which no fees are herein prescribed and for emergency inspections (for the time consumed per hour with a minimum charge of 1 hour)	\$52.15

#### MECHANICAL PLAN REVIEW FEES

For mechanical plans which require plan review, a plan review fee equal to 65 percent of the mechanical permit fee shall be paid to the Building Official at the time plans are submitted for plan review.

## RELOCATION AND REMOVAL FEES

## RELOCATION EXAMINATION FEE

Relocation examination fee shall be \$14.10 for each one hundred (100) square feet or fraction thereof of floor space, whether usable or not, contained within the building proposed to be relocated.

3. For the installation or relocation of each floor furnace, including vents	\$17.00
4. For the installation or relocation of each suspended heater, recessed wall heater or floor mounted unit heater	\$17.00
5. For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$8.50
6. For the regular repair of, alteration of, or addition to each heating appliance refrigeration unit, cooling unit, absorption unit, or each heating cooling, absorption or evaporative cooling system, including installation of controls regulated by this code	
7. For the installation or relocation of each boiler or compressor to and including 3 horsepower, or each absorption system to and including 100,000 Btu/h	\$17.00
8. For the installation or relocation of each boiler or compressor over 3 horsepower to and including 15 horsepower or each absorption system over 100,000 Btu/h to and including 500,000 Btu/h	\$31.10
9. For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower or each absorption system over 500,000 Btu/h to and including 1,000,000 Btu/h	\$42.50
10. For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower or each absorption system over 1,000,000 Btu/h to and including 1,750,000 Btu/h	\$63.70
11. For the installation or relocation of each boiler or compressor over 50 horsepower or each absorption system over 1,750,000 Btu/h	\$106.10
12. For each air-handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto	\$12.80
NOTE: This fee shall not apply to an air-handling unit which is a portion of appliance, cooling unit, evaporative cooler or absorption unit for verification required elsewhere in this Code.	
13. For each air-handling unit over 10,000 cubic feet per minute	\$21.30
14. For each evaporative cooler other than portable type	\$12.80

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#### OTHER INSPECTIONS

1.	For an extra inspection made necessary due to work not being ready at the time specified or due to work not corrected after prior written notice, each	\$52.15
2.	For inspection of electrical equipment for which no fees are herein prescribed and for emergency inspections (for the time consumed per hour with a minimum charge of 1 hour)	\$52.15

#### ELECTRICAL PLAN REVIEW FEES

When service switch size exceeds 400 amps or 300 volts or when connected load exceeds 400 amps, a plan review fee equal to 65 percent of the electrical permit fee shall be paid to the Building Official at the time plans are submitted for plan review.

#### ANNUAL ELECTRICAL MAINTENANCE PERMIT

\$79.10

NOTE: Maintenance permits are only issued to manufacturing plants, commercial establishments, hospitals and similar occupancies having duly licensed journeymen electricians as permanent employees.

This annual permit does not absolve the organization from any fees, inspections or other requirements of this Code as pertains to electrical installations.

## MECHANICAL PERMIT FEES

#### PERMIT ISSUANCE

1.	For the issuance of each permit	\$40.25 /- oz
2.	For issuing each supplemental permit	\$14.10
UN	JIT FEE SCHEDULE	
1.	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h	\$17.00
2	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, over 100,000 Btu/h	\$21.30

## BUSWAYS

For	r trolley and plug-in busways - each 100 feet or fraction thereof	\$8.40
<u>SI</u>	<u>GNS</u>	
Sig	ns, outline lighting and marquees:	
1.	For one sign and one branch circuit each	\$56.35
2.	For additional branch circuits each	\$5.65
<u>C</u> A	RNIVALS, CHRISTMAS TREE LOTS, SALES LOT, ETC.	
1.	For electric generators and electrically driven rides each	\$14.10
2.	For mechanically driven rides and walk through attractions with lighting each	\$6.90
3.	For arena and booth lighting each	\$6.90
4.	For Christmas tree lots, sales booths, etc., each	\$28.25
TE	MPORARY POWER	
1.	For temporary service pole or pedestal installed in conjunction with temporary buildings each	\$53.35
2.	For temporary service pole and one distribution system for construction sites each	\$28.25
3.	For additional distribution panels installed in conjunction with temporary power poles each	\$14.10
SW	VIMMING POOLS, SPAS, HOT TUBS, ETC.	
1.	For not more than one sub-panel, three motors, integral lighting fixtures and all wiring and lighting for operation of same	\$61.35
NC	OTE: For additional electrical outlets or equipment, see OTHER CONSTRUCTION	

NOTE: For additional electrical outlets or equipment, see OTHER CONSTRUCTION or POWER SCHEDULE.

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## OTHER CONSTRUCTION

1.	For receptacle, switch, lighting outlets First 20 each Additional each	\$1.40 \$0.90
2.	For lighting fixtures, sockets or other lamp devices	
	First 20 each Additional each	\$1.40 \$0.90
3.	For pole or platform mounted lighting fixtures such as tennis courts, parking lot standards and walkway lighting fixtures	
	First 6 Additional each	\$5.65 \$2.80
4.	For fixed residential appliances not exceeding 1 hp, kw or kva each	\$5.65
5.	For residential, commercial or industrial 220 or 240 volt receptacle each	\$5.65
NO	TE: For other types of air conditioners and other motor driven appliance having larger electrical rating, see POWER SCHEDULE.	

#### POWER SCHEDULE

For motors, generators, transformers, rectifiers, converters, capacitors and other motor driven appliances such as heating, air conditioners, and cooling and baking equipment:

Rating in hp, kw, kva or kvar:

1.	Up to and including 1 each	<b>\$</b> 6.90
2.	Over 1 and not over 10 each	\$14.10
3.	Over 10 and not over 50 each	\$35.35
4.	Over 50 and not over 100 each	\$70.55
5.	Over 100 each	\$113.00
NO	TE: For equipment having more than one motor, transformer, heater, etc., the sum	of the

combined ratings may be used. These fees include all switches, circuit breakers, contractors, thermostats, relays and other NOTE:

directly related control equipment.

## ELECTRICAL PERMIT FEES

## PERMIT ISSUANCE

1.	For the issuance of each permit	\$40.25
2.	For issuing each supplemental permit	\$14.10
SE	RVICES	
1.	For residential service of 600 volts or less and not over 400 amps in rating, including one meter each	\$14.10
2.	For one commercial service 200 amps or less, including one meter each	\$28.50
3.	For each commercial service 200 amps to 1,000 amps, including one meter each	\$56.35
4.	For commercial services over 600 volts or over 1,000 amps in rating, including one meter each	\$141.35
5.	For each additional meter	\$14.10
6.	For each distribution panel	\$14.10
NE	W RESIDENTIAL CONSTRUCTION	
In a	addition to the fees for permit issuance and services as outlined above:	
1.	For each new single, duplex and multiple-family dwelling for each square foot of gross floor area	\$0.05
2.	For buildings accessory to new residential buildings constructed in conjunction with those residential buildings for each square foot of gross floor area	\$0.04

13.	For atmospheric-type vacuum breakers not included in Item 1:  1 to 5  Over 5, each	\$14.10 \$2.80
14.	For each backflow protective device other than atmospheric-type vacuum breaker:  2 inches and smaller  Over 2 inches	\$14.10 \$28.25
15.	For each swimming pool piping (including spas and hot tubs)	\$24.55
16.	For each swimming pool "P" trap	\$9.85
17.	For each swimming pool, spa and hot tub water heater (including gas piping)	\$36.95
18.	For each sewer cap and/or cesspool fill	\$14.10
19.	For each sewer connection on property (including each dwelling unit in a multiple-family development)	\$28.25
OT	THER INSPECTIONS	
1.	For an extra inspection made necessary due to work not being ready at the time specified or due to work not corrected after prior written notice	\$52.15
2.	For inspection of plumbing facilities for which no fees are herein prescribed and for emergency inspections (time consumed per hour with a minimum charge of 1 hour)	\$52 15

## PLUMBING PLAN REVIEW FEES

For plumbing plans which require plan review, a plan review fee equal to 65 percent of the plumbing permit fee shall be paid to the Building Official at the time plans are submitted for review.

## PLUMBING PERMIT FEES

## PERMIT ISSUANCE

1.	Permit issuance fee for each permit	\$40.25
. 2.	Where additional fixtures, or equipment have not been included in the original permit, a supplemental permit fee is required.	\$14.10
UN	UT FEE SCHEDULE	
1.	For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping, and backflow protection therefor).	\$11.30
2.	For each building sewer and each trailer park sewer	\$28.25
3.	Rainwater systems - per drain (inside building)	\$11.30
4.	For each cesspool (where permitted)	\$42.50
5.	For each private sewage disposal system	\$84.75
6.	For each water heater and/or vent	\$14.10
7.	For each gas piping system of one to five outlets	\$14.10
7. 8.	For each gas piping system of one to five outlets  For each gas piping system over five outlets, per outlet	\$14.10
		•
8. 9.	For each gas piping system over five outlets, per outlet  For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as	\$2.80
<ul><li>8.</li><li>9.</li><li>10.</li></ul>	For each gas piping system over five outlets, per outlet  For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps  For installation, alteration, or repair of water piping and/or water	\$2.80 \$22.65

## GRADING PERMIT FEES

Volume	Fee
Issuing Fee Supplemental Issuing Fee	\$40.25 \$14.10
50 cubic yards or less	\$42.20
51 to 100 cubic yards	\$50.50
101 to 1,000 cubic yards	\$50.50 for the first 100 cubic yards p \$19.90 for each additional 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards	\$229.60 for the first 1,000 cubic yard plus \$16.95 for each additional 1,000 cubic yards or fraction thereof.
10,001 to 100,000 cubic yards	\$382.15 for the first 10,000 cubic yar plus \$76.25 for each additional 10,00 cubic yards or fraction thereof.
100,001 cubic yards or more	\$1,068.40 for the first 100,000 cubic yards plus \$42.50 for each additional 10,000 cubic yards or fraction thereo
OTHER INSPECTIONS	
For an extra inspection made necessary d     the time specified or due to work not corr	ue to work not being ready at \$52.15 rected after prior written notice.
2. For inspection which no fees are herein p inspections (time consumed per hour with	rescribed and for emergency \$52.13 a minimum charge of 1 hour).
3. Fee for filing an application for an appea	l to the building or fire codes. \$500.00

#### PLAN REVIEW FEES

When plans are required to be submitted by subsection 106.3.2 of the 1994 Uniform Building Code, a plan review fee equal to 65 percent of the building permit fee shall be paid at the time of submitting plans and specifications for review.

When plans are required to be submitted for compliance with the State Energy Conservation Regulations, an energy plan review fee equal to 20 percent of the building permit fee shall be paid at the time of submitting the plans and specifications for review.

When plans are required to be submitted for fire extinguishing systems a plan review fee equal to 9.75 percent of the building permit fee shall be paid at the time of submitting the plans and specifications for review.

#### GRADING PLAN REVIEW FEE

Volume	Fee
50 cubic yards or less	\$40.25
51 to 100 cubic yards.	\$50.25
101 to 1000 cubic yards	\$60.30
1,001 to 10,000 cubic yards	\$70.45
10,001 to 100,000 cubic yards	\$70.45 for the first 10,000 cubic yards plus \$28.20 for each additional 10,000 cubic yards or fraction thereof.
100,001 to 200,000 cubic yards	\$324.25 for the first 100,000 cubic yards plus \$16.90 for each additional 10,000 cubic yards or fraction thereof.
200,001 cubic yards or more	\$493.25 for the first 200,000 cubic yards plus \$8.50 for each additional 10,000 cubic yards or fraction thereof.
Additional plan review required by changes, additions or revisions to approved plans (time consumed per hour with a minimum charge of 1 hour).	\$52.15

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#### FEE SCHEDULE

## BUILDING PERMIT FEES

Total Valuation	Fee
Issuing Fee	\$40.25
Supplemental Issuing Fee	\$14.10
	6.40. <i>C</i> "
\$1.00 to \$500.00	\$40.65
\$501.00 to \$2,000.00	\$40.65 for the first \$500.00 plus \$4.20 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00 .	\$103.65 for the first \$2,000.00 plus \$16.70 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$487.75 for the first \$25,000.00 plus \$12.75 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$806.50 for the first \$50,000.00 plus \$8.35 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 and up	\$1,224.00 for the first \$100,000.00 plus \$6.90 for each additional \$1,000.00 or fraction thereof.
OTHER INSPECTIONS	
1. For an extra inspection made necessary the time specified or due to work not c	orrected after prior written notice. \$52.15
2. For an inspection for which no fees are	e herein prescribed and for emergency \$52.15

inspections (time consumed per hour with a minimum charge of 1 hour)

VALUATION	PERMIT FEE (PF)	BLDG. P/C FEE	ENERGY. P/C FEE	FIRE P/C FEE		
		65% OF PF	20% OF PF	9.75% OF PF		
483,000	3,866.70	2,513.35	773.34	377.00		
484,000	3,873.60	2,517.84	774.72	377.68		
485,000	3,880.50	2,522.32	776.10	378.35		
486,000	3,887.40	2,526.81	777.48	379.02		
487,000	3,894.30	2,531.29	778.86	379.69		
488,000	3,901.20	2,535.78	780.24	380.37		
489,000	3,908.10	2,540.26	781.62	381.04		
490,000	3,915.00	2,544.75	783.00	381.71		
491,000	3,921.90	2,549.24	784.38	382.39		
492,000	3,928.80	2,553.72	785.76	383.06		
493,000	3,935.70	2,558.20	787.14	383.73		
494,000	3,942.60	2,562.69	788.52	384.40		
495,000	3,949.50	2,567.17	789.90	385.08		
496,000	3,956.40	2,571.66	791.28	385.75		
497,000	3,963.30	2,576.15	792.66	386.42		
498,000	3,970.20	2,580.63	794.04	387.09		
499,000	3,977.10	2,585.11	795.42	387.77		
500,000	3,984.00	2,589.60	796.80	388.44		

\$500,000 & UP - The Building Permit Fee is \$3,984.00 for the first \$500,000 Plus \$6.90 for each additional \$1,000 or fraction thereof.

EXAMPLE: Valuation is \$850,000

- (1) 850,000 500,000 = 350,000
- $(2) \quad 350,000 / 1000 = 350$
- (3)  $350 \times 6.90 = 2415.00$
- (4) 1st. 500,000 = 3,984.00
- (5)  $3,984.00 \div 2,415.00 = \$6,399.00$

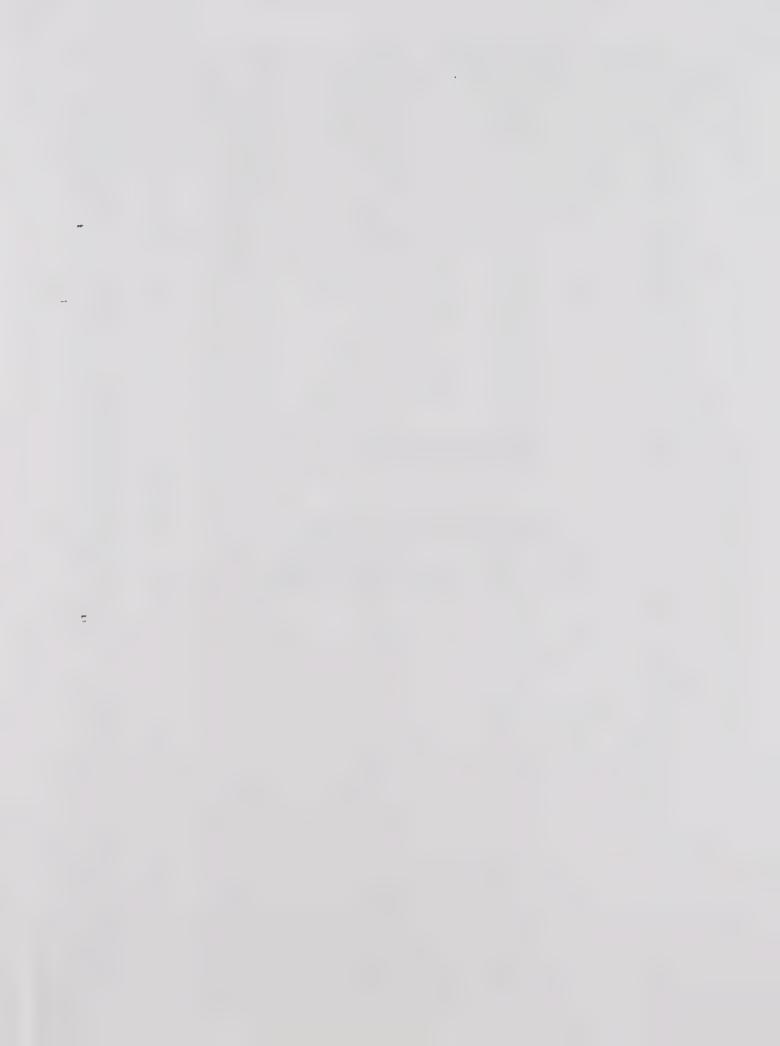
ALUATION	PERMIT FEE (PF)	BLDG. P/C FEE	ENERGY. P/C FEE	FIRE P/C FEE	
		65% OF PF	20% OF PF	9.75% OF PF	
433,000	3,521.70	2,289.10	704.34	343.37	
434,000	3,528.60	2,293.59	705.72	344.04	
435,000	3,535.50	2,298.07	707.10	344.71	
436,000	3,542.40	2,302.56	708.48	345.38	
437,000	3,549.30	2,307.04	709.86	346.06	
438,000	3,556.20	2,311.53	711.24	346.73	
439,000	3,563.10	2,316.01	712.62	347.40	
440,000	3,570.00	2,320.50	714.00	348.07	
441,000	3,576.90	2,324.99	715.38	348.75	
442,000	3,583.80	2,329.47	716.76	349.42	
443,000	3,590.70	2,333.95	718.14	350.09	
444,000	3,597.60	2,338.44	719.52	350.77	
445,000	3,604.50	2,342.92	720.90	351.44	
446,000	3,611.40	2,347.41	722.28	352.11	
447,000	3,618.30	2,351.90	723.66	352.78	
448,000	3,625.20	2,356.38	725.04	353.46	
449,000	3,632.10	2,360.86	726.42	354.13	
450,000	3,639.00	2,365.35	727.80	354.80	
451,000	3,645.90	2,369.83	729.18	355.48	
452,000	3,652.80	2,374:32	730.56		
453,000	3,659.70	2,378.80	731.94	356.15	
454,000	3,666.60	2,383.29	733.32	356.82	
	3,673.50	2,383.29	734.70	357.49	
455,000	3,680.40	2,392.26	736.08	358.17	
456,000			737.46	358.84	
457,000	3,687.30	2,396.74		359.51	
458,000	3,694.20	2,401.23	738.84	360.18	
459,000	3,701.10	2,405.72	740.22	360.86	
460,000	3,708.00	2,410.20	741.60	361.53	
461,000	3,714.90	2,414.69	742.98	362.20	
462,000	3,721.80	2,419.17	744.36	362.88	
463,000	3,728.70	2,423.65	745.74	363.55	
454,000	3,735.60	2,428.14	747.12	364.22	
465,000	3,742.50	2,432.63	748.50	364.89	
466,000	3,749.40	2,437.11	749.88	365.57	
467,000	3,756.30	2.441.59	751.26	366.24	
468,000	3,763.20	2,446.08	752.64	366.91	
469,000	3,770.10	2,450.56	754.02	367.58	
470,000	3,777.00	2,455.05	755.40	368.26	
471,000	3,783.90	2,459.53	756.78	368.93	
472,000	3,790.80	2,454.02	758.16	369.60	
473,000	3,797.70	2,468.50	759.54	370.28	
474,000	3,804.60	2,472.99	760.92	370.95	
475,000	3,811.50	2,477.47	762.30	371.62	
476,000	3,818.40	2,481.96	763.68	372.29	
477,000	3,825.30	2,486.44	765.05	372.97	
478,000	3,832.20	2,490.93	765.44	373.64	
479,000	3,839.10	2,495.42	767.82	374.31	
480.000	3,846.00	2,499.90	769.20	374.98	
481,000	3,852.90	2,504.39	770.58	375.66	
482,000	3,859.80	2,508.87	771.96	376.33	

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	VALUATION	PERMIT FEE (PF)	BLDG. P/C FEE	ENERGY. P/C FEE	FIRE P/C FEE
384,000         3,183,60         2,059,34         636,72         310,40           385,000         3,190,50         2,073,82         638,10         311,07           386,000         3,197,40         2,078,31         639,48         311,75           387,000         3,204,30         2,082,79         640,86         312,42           388,000         3,211,20         2,087,28         642,24         313,09           389,000         3,218,10         2,091,76         643,62         313,76           390,000         3,225,00         2,096,25         645,00         314,44           391,000         3,231,90         2,100,73         646,38         315,11           392,000         3,238,80         2,105,22         647,76         315,78           393,000         3,252,60         2,114,19         650,52         317,13           395,000         3,252,60         2,114,19         650,52         317,13           395,000         3,252,60         2,114,19         650,52         317,13           395,000         3,252,60         2,118,67         651,90         317,80           396,000         3,266,40         2,123,16         653,28         318,47           397,000			65% OF PF	20% OF PF	9.75% OF PF
385,000	383,000	3,176.70	2,064.85	635.34	309.73
386,000         3,197.40         2,078.31         639.48         311.75           387,000         3,204.30         2,082.79         640.86         312.42           388,000         3,211.20         2,087.28         642.24         313.09           389,000         3,218.10         2,091.76         643.62         313.76           390,000         3,225.00         2,096.25         645.00         314.44           391,000         3,231.90         2,100.73         646.38         315.11           392,000         3,238.80         2,105.22         647.76         315.78           393,000         3,245.70         2,109.71         649.14         316.46           394,000         3,259.50         2,114.19         650.52         317.13           395,000         3,259.50         2,118.67         651.90         317.80           396,000         3,266.40         2,123.16         653.28         318.47           397,000         3,273.30         2,127.65         664.66         319.15           398,000         3,280.20         2,132.13         656.04         319.82           399,000         3,287.10         2,136.61         657.42         320.49           400,000	384,000	3,183.60	2,069.34	636.72	310.40
387,000         3,204.30         2,082.79         640.86         312.42           388,000         3,211.20         2,087.28         642.24         313.09           389,000         3,218.10         2,091.76         643.62         313.76           390,000         3,225.00         2,096.25         645.00         314.44           391,000         3,231.90         2,100.73         646.38         315.11           392,000         3,238.80         2,105.22         647.76         315.78           393,000         3,245.70         2,109.71         649.14         316.46           394,000         3,252.60         2,114.19         650.52         317.13           395,000         3,259.50         2,118.67         651.90         317.80           396,000         3,266.40         2,123.16         653.28         318.47           397,000         3,273.30         2,127.65         654.66         319.15           398,000         3,280.20         2,132.13         656.04         319.82           399,000         3,287.10         2,136.61         657.42         320.49           400,000         3,294.00         2,145.58         660.18         321.84           402,000	385,000	3,190.50	2,073.82	638.10	311.07
387,000         3,204.30         2,082.79         640.86         312.42           388,000         3,211.20         2,087.28         642.24         313.09           389,000         3,218.10         2,091.76         643.62         313.76           390,000         3,225.00         2,096.25         645.00         314.44           391,000         3,231.90         2,100.73         646.38         315.11           392,000         3,238.80         2,105.22         647.76         315.78           393,000         3,245.70         2,109.71         649.14         316.46           394,000         3,252.60         2,114.19         650.52         317.13           395,000         3,259.50         2,118.67         651.90         317.80           396,000         3,266.40         2,123.16         653.28         318.47           397,000         3,273.30         2,127.65         654.66         319.15           398,000         3,280.20         2,132.13         656.04         319.82           399,000         3,287.10         2,136.61         657.42         320.49           400,000         3,294.00         2,145.58         660.18         321.84           402,000	386,000	3,197.40		639.48	
388,000         3,211.20         2,087.28         642.24         313.09           389,000         3,218.10         2,091.76         643.62         313.76           390,000         3,225.00         2,096.25         645.00         314.44           391,000         3,231.90         2,100.73         646.38         315.11           392,000         3,238.80         2,105.22         647.76         315.78           393,000         3,245.70         2,109.71         649.14         316.46           394,000         3,252.60         2,114.19         650.52         317.13           395,000         3,255.50         2,118.67         651.90         317.80           396,000         3,256.40         2,123.16         653.28         318.47           397,000         3,273.30         2,127.65         654.66         319.15           398,000         3,280.20         2,132.13         656.04         319.82           399,000         3,287.10         2,136.61         657.42         320.49           400,000         3,294.00         2,141.10         658.80         321.16           401,000         3,307.80         2,159.07         661.56         322.51           403,000		3,204.30		640.86	
389,000         3,218.10         2,091.76         643.62         313.76           390,000         3,225.00         2,096.25         645.00         314.44           391,000         3,231.90         2,100.73         646.38         315.11           392,000         3,238.80         2,105.22         647.76         315.78           393,000         3,245.70         2,109.71         649.14         316.46           394,000         3,252.60         2,114.19         650.52         317.13           395,000         3,256.40         2,123.16         653.28         318.47           397,000         3,273.30         2,127.65         654.66         319.15           398,000         3,280.20         2,132.13         656.04         319.82           399,000         3,287.10         2,136.61         657.42         320.49           400,000         3,294.00         2,141.10         658.80         321.16           401,000         3,307.80         2,150.07         661.56         322.51           403,000         3,314.70         2,154.55         662.94         323.18           404,000         3,321.60         2,159.04         664.32         324.53           406,000		1			
390,000         3,225.00         2,096.25         645.00         314.44           391,000         3,231.90         2,100.73         646.38         315.11           392,000         3,238.80         2,105.22         647.76         315.78           393,000         3,245.70         2,109.71         649.14         316.46           394,000         3,252.60         2,114.19         650.52         317.13           395,000         3,259.50         2,118.67         651.90         317.80           396,000         3,266.40         2,123.16         653.28         318.47           397,000         3,273.30         2,127.65         654.66         319.15           398,000         3,280.20         2,132.13         656.04         319.82           399,000         3,287.10         2,136.61         657.42         320.49           400,000         3,294.00         2,141.10         658.80         321.16           401,000         3,307.80         2,150.07         661.56         322.51           403,000         3,314.70         2,154.55         662.94         323.18           404,000         3,321.60         2,159.04         664.32         323.86           405,000					The same of the sa
391,000         3,231.90         2,100.73         646.38         315.11           392,000         3,238.80         2,105.22         647.76         315.78           393,000         3,245.70         2,109.71         649.14         316.46           394,000         3,252.60         2,114.19         650.52         317.13           395,000         3,259.50         2,118.67         651.90         317.80           396,000         3,266.40         2,123.16         653.28         318.47           397,000         3,273.30         2,127.65         654.66         319.15           398,000         3,280.20         2,132.13         656.04         319.82           399,000         3,287.10         2,136.61         657.42         320.49           400,000         3,294.00         2,141.10         658.80         321.16           401,000         3,300.90         2,145.58         660.18         321.84           402,000         3,314.70         2,154.55         662.94         323.18           404,000         3,321.60         2,159.04         664.32         323.86           405,000         3,335.40         2,163.52         665.70         324.53           406,000					
392,000         3,238.80         2,105.22         647.76         315.78           393,000         3,245.70         2,109.71         649.14         316.46           394,000         3,252.60         2,114.19         650.52         317.13           395,000         3,259.50         2,118.67         651.90         317.80           396,000         3,266.40         2,123.16         653.28         318.47           397,000         3,273.30         2,127.65         654.66         319.15           398,000         3,280.20         2,132.13         656.04         319.82           399,000         3,287.10         2,136.61         657.42         320.49           400,000         3,294.00         2,141.10         658.80         321.16           401,000         3,300.90         2,145.58         660.18         321.84           402,000         3,307.80         2,150.07         661.56         322.51           403,000         3,314.70         2,154.55         662.94         323.18           404,000         3,321.60         2,159.04         664.32         323.86           405,000         3,335.40         2,168.51         667.08         325.20           407,000					
393,000         3,245.70         2,109.71         649.14         316.46           394,000         3,252.60         2,114.19         650.52         317.13           395,000         3,259.50         2,118.67         651.90         317.80           396,000         3,266.40         2,123.16         653.28         318.47           397,000         3,273.30         2,127.65         654.66         319.15           398,000         3,280.20         2,132.13         656.04         319.82           399,000         3,287.10         2,136.61         657.42         320.49           400,000         3,294.00         2,141.10         658.80         321.16           401,000         3,300.90         2,145.58         660.18         321.84           402,000         3,314.70         2,154.55         662.94         323.18           404,000         3,321.60         2,159.04         664.32         323.86           405,000         3,328.50         2,163.52         665.70         324.53           406,000         3,342.30         2,172.49         668.46         325.87           408,000         3,349.20         2,176.98         669.84         326.55           409,000					
394,000         3,252.60         2,114.19         650.52         317.13           395,000         3,259.50         2,118.67         651.90         317.80           396,000         3,266.40         2,123.16         653.28         318.47           397,000         3,273.30         2,127.65         654.66         319.15           398,000         3,280.20         2,132.13         656.04         319.82           399,000         3,287.10         2,136.61         657.42         320.49           400,000         3,294.00         2,141.10         658.80         321.16           401,000         3,300.90         2,145.58         660.18         321.84           402,000         3,307.80         2,150.07         661.56         322.51           403,000         3,314.70         2,154.55         662.94         323.18           404,000         3,321.60         2,159.04         664.32         323.86           405,000         3,335.40         2,163.52         665.70         324.53           406,000         3,342.30         2,176.98         669.84         325.87           408,000         3,349.20         2,176.98         669.84         326.55           409,000					
395,000         3,259.50         2,118.67         651.90         317.80           396,000         3,266.40         2,123.16         653.28         318.47           397,000         3,273.30         2,127.65         654.66         319.15           398,000         3,280.20         2,132.13         656.04         319.82           399,000         3,287.10         2,136.61         657.42         320.49           400,000         3,294.00         2,141.10         658.80         321.16           401,000         3,300.90         2,145.58         660.18         322.51           402,000         3,307.80         2,150.07         661.56         322.51           403,000         3,314.70         2,154.55         662.94         323.18           404,000         3,321.60         2,159.04         664.32         323.86           405,000         3,328.50         2,163.52         665.70         324.53           406,000         3,342.30         2,172.49         668.46         325.87           408,000         3,349.20         2,176.98         669.84         326.55           409,000         3,363.00         2,181.47         671.22         327.22           410,000					
396,000         3,266.40         2,123.16         653.28         318.47           397,000         3,273.30         2,127.65         654.66         319.15           398,000         3,280.20         2,132.13         656.04         319.82           399,000         3,287.10         2,136.61         657.42         320.49           400,000         3,294.00         2,141.10         658.80         321.16           401,000         3,300.90         2,145.58         660.18         321.84           402,000         3,307.80         2,150.07         661.56         322.51           403,000         3,314.70         2,155.56         662.94         323.18           404,000         3,321.60         2,159.04         664.32         323.86           405,000         3,328.50         2,163.52         665.70         324.53           406,000         3,335.40         2,168.01         667.08         325.20           407,000         3,342.30         2,172.49         668.46         325.87           408,000         3,349.20         2,176.98         669.84         326.55           409,000         3,363.00         2,185.95         672.60         327.89           411,000		1		I	
397,000         3,273.30         2,127.65         654.66         319.15           398,000         3,280.20         2,132.13         656.04         319.82           399,000         3,287.10         2,136.61         657.42         320.49           400,000         3,294.00         2,141.10         658.80         321.16           401,000         3,300.90         2,145.58         660.18         321.84           402,000         3,307.80         2,150.07         661.56         322.51           403,000         3,314.70         2,154.55         662.94         323.18           404,000         3,321.60         2,159.04         664.32         323.86           405,000         3,328.50         2,163.52         665.70         324.53           406,000         3,335.40         2,168.01         667.08         325.20           407,000         3,342.30         2,172.49         668.46         325.87           408,000         3,349.20         2,176.98         669.84         326.55           409,000         3,363.00         2,185.95         672.60         327.89           411,000         3,369.90         2,199.44         673.98         328.57           412,000					
398,000         3,280.20         2,132.13         656.04         319.82           399,000         3,287.10         2,136.61         657.42         320.49           400,000         3,294.00         2,141.10         658.80         321.16           401,000         3,300.90         2,145.58         660.18         321.84           402,000         3,307.80         2,150.07         661.56         322.51           403,000         3,314.70         2,154.55         662.94         323.18           404,000         3,321.60         2,159.04         664.32         323.86           405,000         3,328.50         2,163.52         665.70         324.53           406,000         3,335.40         2,168.01         667.08         325.20           407,000         3,342.30         2,172.49         668.46         325.87           408,000         3,349.20         2,176.98         669.84         326.55           409,000         3,356.10         2,181.47         671.22         327.22           410,000         3,363.00         2,185.95         672.60         327.89           411,000         3,369.90         2,190.44         673.98         328.57           412,000					
399,000         3,287.10         2,136.61         657.42         320.49           400,000         3,294.00         2,141.10         658.80         321.16           401,000         3,300.90         2,145.58         660.18         321.84           402,000         3,307.80         2,150.07         661.56         322.51           403,000         3,314.70         2,154.55         662.94         323.18           404,000         3,321.60         2,159.04         664.32         323.86           405,000         3,328.50         2,163.52         665.70         324.53           406,000         3,342.30         2,172.49         668.46         325.87           408,000         3,349.20         2,176.98         669.84         326.55           409,000         3,365.10         2,181.47         671.22         327.22           410,000         3,369.90         2,190.44         673.98         328.57           412,000         3,376.80         2,194.92         675.36         329.24           413,000         3,390.60         2,203.89         678.12         330.58           415,000         3,397.50         2,208.38         679.50         331.26           416,000					
400,000         3,294.00         2,141.10         658.80         321.16           401,000         3,300.90         2,145.58         660.18         321.84           402,000         3,307.80         2,150.07         661.56         322.51           403,000         3,314.70         2,154.55         662.94         323.18           404,000         3,321.60         2,159.04         664.32         323.86           405,000         3,328.50         2,163.52         665.70         324.53           406,000         3,335.40         2,168.01         667.08         325.20           407,000         3,342.30         2,172.49         668.46         325.87           408,000         3,349.20         2,176.98         669.84         326.55           409,000         3,356.10         2,181.47         671.22         327.22           410,000         3,363.00         2,185.95         672.60         327.89           411,000         3,369.90         2,190.44         673.98         328.57           412,000         3,376.80         2,194.92         675.36         329.24           413,000         3,390.60         2,203.89         678.12         330.58           415,000					
401,000         3,300.90         2,145.58         660.18         321.84           402,000         3,307.80         2,150.07         661.56         322.51           403,000         3,314.70         2,154.55         662.94         323.18           404,000         3,321.60         2,159.04         664.32         323.86           405,000         3,328.50         2,163.52         665.70         324.53           406,000         3,335.40         2,168.01         667.08         325.20           407,000         3,342.30         2,172.49         668.46         325.87           408,000         3,349.20         2,176.98         669.84         326.55           409,000         3,356.10         2,181.47         671.22         327.22           410,000         3,363.00         2,185.95         672.60         327.89           411,000         3,369.90         2,190.44         673.98         328.57           412,000         3,376.80         2,194.92         675.36         329.24           413,000         3,383.70         2,199.40         676.74         329.91           414,000         3,397.50         2,208.38         679.50         331.26           416,000					
402,000         3,307.80         2,150.07         661.56         322.51           403,000         3,314.70         2,154.55         662.94         323.18           404,000         3,321.60         2,159.04         664.32         323.86           405,000         3,328.50         2,163.52         665.70         324.53           406,000         3,335.40         2,168.01         667.08         325.20           407,000         3,342.30         2,172.49         668.46         325.87           408,000         3,349.20         2,176.98         669.84         326.55           409,000         3,356.10         2,181.47         671.22         327.22           410,000         3,363.00         2,185.95         672.60         327.89           411,000         3,369.90         2,190.44         673.98         328.57           412,000         3,376.80         2,194.92         675.36         329.24           413,000         3,383.70         2,199.40         676.74         329.91           414,000         3,397.50         2,208.38         679.50         331.26           416,000         3,404.40         2,212.86         680.88         331.93           417,000					
403,000       3,314.70       2,154.55       662.94       323.18         404,000       3,321.60       2,159.04       664.32       323.86         405,000       3,328.50       2,163.52       665.70       324.53         406,000       3,335.40       2,168.01       667.08       325.20         407,000       3,342.30       2,172.49       668.46       325.87         408,000       3,349.20       2,176.98       669.84       326.55         409,000       3,356.10       2,181.47       671.22       327.22         410,000       3,363.00       2,185.95       672.60       327.89         411,000       3,369.90       2,190.44       673.98       328.57         412,000       3,376.80       2,194.92       675.36       329.24         413,000       3,383.70       2,199.40       676.74       329.91         414,000       3,397.50       2,203.89       678.12       330.58         415,000       3,404.40       2,212.86       680.88       331.93         417,000       3,411.30       2,217.34       682.26       332.60         418,000       3,418.20       2,221.83       683.64       333.27					
404,000         3,321.60         2,159.04         664.32         323.86           405,000         3,328.50         2,163.52         665.70         324.53           406,000         3,335.40         2,168.01         667.08         325.20           407,000         3,342.30         2,172.49         668.46         325.87           408,000         3,349.20         2,176.98         669.84         326.55           409,000         3,356.10         2,181.47         671.22         327.22           410,000         3,363.00         2,185.95         672.60         327.89           411,000         3,369.90         2,190.44         673.98         328.57           412,000         3,376.80         2,194.92         675.36         329.24           413,000         3,383.70         2,199.40         676.74         329.91           414,000         3,390.60         2,203.89         678.12         330.58           415,000         3,397.50         2,208.38         679.50         331.26           416,000         3,404.40         2,212.86         680.88         331.93           417,000         3,411.30         2,217.34         682.26         332.60           418,000					
405,000       3,328.50       2,163.52       665.70       324.53         406,000       3,335.40       2,168.01       667.08       325.20         407,000       3,342.30       2,172.49       668.46       325.87         408,000       3,349.20       2,176.98       669.84       326.55         409,000       3,356.10       2,181.47       671.22       327.22         410,000       3,363.00       2,185.95       672.60       327.89         411,000       3,369.90       2,190.44       673.98       328.57         412,000       3,376.80       2,194.92       675.36       329.24         413,000       3,383.70       2,199.40       676.74       329.91         414,000       3,390.60       2,203.89       678.12       330.58         415,000       3,397.50       2,208.38       679.50       331.26         416,000       3,404.40       2,212.86       680.88       331.93         417,000       3,411.30       2,217.34       682.26       332.60         418,000       3,418.20       2,221.83       683.64       333.27					
406,000       3,335.40       2,168.01       667.08       325.20         407,000       3,342.30       2,172.49       668.46       325.87         408,000       3,349.20       2,176.98       669.84       326.55         409,000       3,356.10       2,181.47       671.22       327.22         410,000       3,363.00       2,185.95       672.60       327.89         411,000       3,369.90       2,190.44       673.98       328.57         412,000       3,376.80       2,194.92       675.36       329.24         413,000       3,383.70       2,199.40       676.74       329.91         414,000       3,390.60       2,203.89       678.12       330.58         415,000       3,404.40       2,212.86       680.88       331.93         417,000       3,411.30       2,217.34       682.26       332.60         418,000       3,418.20       2,221.83       683.64       333.27					
407,000       3,342.30       2,172.49       668.46       325.87         408,000       3,349.20       2,176.98       669.84       326.55         409,000       3,356.10       2,181.47       671.22       327.22         410,000       3,363.00       2,185.95       672.60       327.89         411,000       3,369.90       2,190.44       673.98       328.57         412,000       3,376.80       2,194.92       675.36       329.24         413,000       3,383.70       2,199.40       676.74       329.91         414,000       3,390.60       2,203.89       678.12       330.58         415,000       3,397.50       2,208.38       679.50       331.26         416,000       3,404.40       2,212.86       680.88       331.93         417,000       3,411.30       2,217.34       682.26       332.60         418,000       3,418.20       2,221.83       683.64       333.27					
408,000       3,349.20       2,176.98       669.84       326.55         409,000       3,356.10       2,181.47       671.22       327.22         410,000       3,363.00       2,185.95       672.60       327.89         411,000       3,369.90       2,190.44       673.98       328.57         412,000       3,376.80       2,194.92       675.36       329.24         413,000       3,383.70       2,199.40       676.74       329.91         414,000       3,390.60       2,203.89       678.12       330.58         415,000       3,397.50       2,208.38       679.50       331.26         416,000       3,404.40       2,212.86       680.88       331.93         417,000       3,411.30       2,217.34       682.26       332.60         418,000       3,418.20       2,221.83       683.64       333.27					
409,000       3,356.10       2,181.47       671.22       327.22         410,000       3,363.00       2,185.95       672.60       327.89         411,000       3,369.90       2,190.44       673.98       328.57         412,000       3,376.80       2,194.92       675.36       329.24         413,000       3,383.70       2,199.40       676.74       329.91         414,000       3,390.60       2,203.89       678.12       330.58         415,000       3,397.50       2,208.38       679.50       331.26         416,000       3,404.40       2,212.86       680.88       331.93         417,000       3,411.30       2,217.34       682.26       332.60         418,000       3,418.20       2,221.83       683.64       333.27					
410,000       3,363.00       2,185.95       672.60       327.89         411,000       3,369.90       2,190.44       673.98       328.57         412,000       3,376.80       2,194.92       675.36       329.24         413,000       3,383.70       2,199.40       676.74       329.91         414,000       3,390.60       2,203.89       678.12       330.58         415,000       3,397.50       2,208.38       679.50       331.26         416,000       3,404.40       2,212.86       680.88       331.93         417,000       3,411.30       2,217.34       682.26       332.60         418,000       3,418.20       2,221.83       683.64       333.27					
411,000       3,369.90       2,190.44       673.98       328.57         412,000       3,376.80       2,194.92       675.36       329.24         413,000       3,383.70       2,199.40       676.74       329.91         414,000       3,390.60       2,203.89       678.12       330.58         415,000       3,397.50       2,208.38       679.50       331.26         416,000       3,404.40       2,212.86       680.88       331.93         417,000       3,411.30       2,217.34       682.26       332.60         418,000       3,418.20       2,221.83       683.64       333.27			<del> </del>		
412,000       3,376.80       2,194.92       675.36       329.24         413,000       3,383.70       2,199.40       676.74       329.91         414,000       3,390.60       2,203.89       678.12       330.58         415,000       3,397.50       2,208.38       679.50       331.26         416,000       3,404.40       2,212.86       680.88       331.93         417,000       3,411.30       2,217.34       682.26       332.60         418,000       3,418.20       2,221.83       683.64       333.27					327.89
413,000       3,383.70       2,199.40       676.74       329.91         414,000       3,390.60       2,203.89       678.12       330.58         415,000       3,397.50       2,208.38       679.50       331.26         416,000       3,404.40       2,212.86       680.88       331.93         417,000       3,411.30       2,217.34       682.26       332.60         418,000       3,418.20       2,221.83       683.64       333.27					328.57
414,000       3,390.60       2,203.89       678.12       330.58         415,000       3,397.50       2,208.38       679.50       331.26         416,000       3,404.40       2,212.86       680.88       331.93         417,000       3,411.30       2,217.34       682.26       332.60         418,000       3,418.20       2,221.83       683.64       333.27					329.24
415,000       3,397.50       2,208.38       679.50       331.26         416,000       3,404.40       2,212.86       680.88       331.93         417,000       3,411.30       2,217.34       682.26       332.60         418,000       3,418.20       2,221.83       683.64       333.27					329.91
416,000       3,404.40       2,212.86       680.88       331.93         417,000       3,411.30       2,217.34       682.26       332.60         418,000       3,418.20       2,221.83       683.64       333.27					330.58
417,000     3,411.30     2,217.34     682.26     332.60       418,000     3,418.20     2,221.83     683.64     333.27					331.26
418,000 3,418.20 2,221.83 683.64 333.27		<del></del>			331.93
					332.60
419.000 3.425.10 2.226.31 685.02 333.05					333.27
333.95	419,000	3,425.10	2,226.31	.685.02	333.95
420,000 3,432.00 2,230.80 686.40 , 334.62	420,000	3,432.00	2,230.80	686.40	, 334.62
421,000 3,438.90 2,235.28 687.78 335.29	421,000	3,438.90	I	687.78	335.29
422,000 3,445.80 2,239.77 689.16 335.97	422,000	3,445.80	2,239.77	689.16	335.97
423,000 3,452.70 2,244.25 690.54 336.64	423,000	3,452.70	2,244.25	690.54	
424,000 3,459.60 2,248.74 691.92 337.31	424,000	3,459.60	2,248.74	691.92	
425,000 3,466.50 2,253.22 693.30 337.98	425,000	3,466.50	2,253.22	693.30	
426,000 3,473.40 2,257.71 694.68 338.66	426,000	3,473.40	2,257.71	694.68	
427,000 3,480.30 2,262.20 696.06 339.33	427,000	3,480.30	2,262.20	696.06	
428,000 3,487.20 2.266.68 697.44 340.00	428,000	3,487.20	2,266.68	697.44	
429,000 3,494.10 2,271.17 698.82 340.67		3,494.10	2,271.17	698.82	
430,000 3.501.00 2.275.65 700.20 341.35		3,501.00	2,275.65	700.20	
431,000 3.507.90 2.280.14 701.58 342.02			2,280.14	701.58	
	432,000	3,514.80	2,284.62	702.96	342.69

# APPENDIX C -

# GENERAL PLAN NOISE CONTOURS

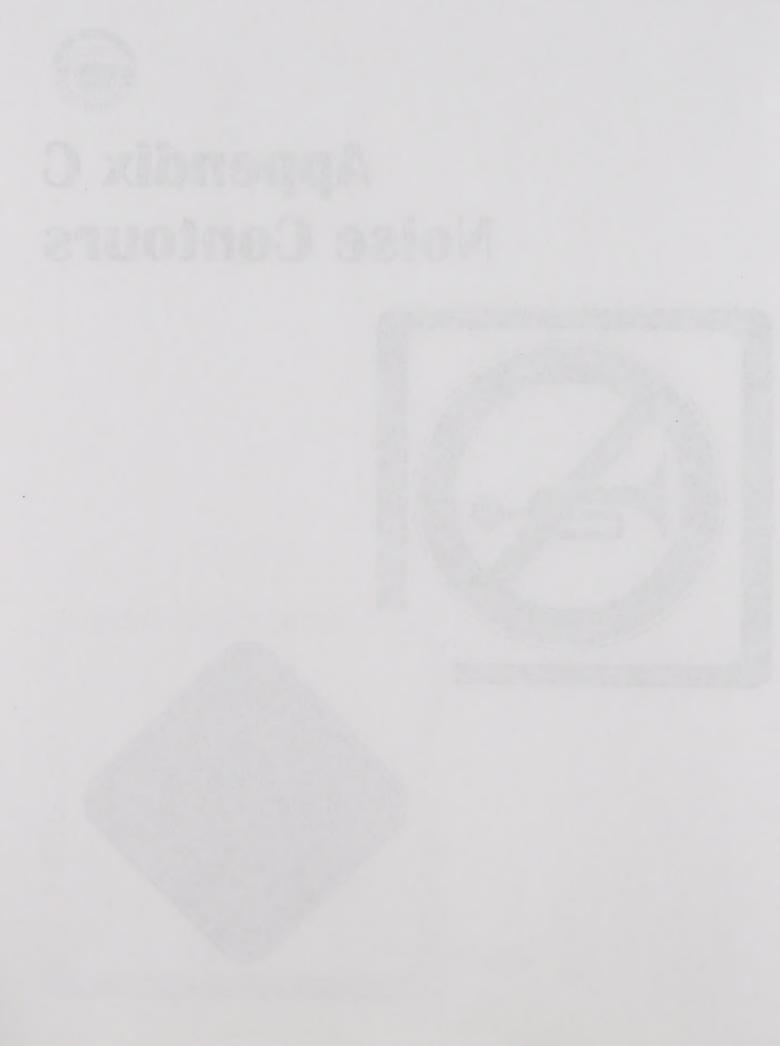


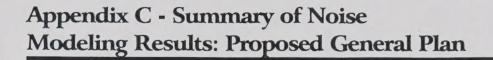


# Appendix C Noise Contours











#### Summary of Noise Modeling Results: Existing, Future Background and Proposed General Plan

Street (to/from)		Existing		Future Background		Future w/Proposed G.P.		Difference - Future w	
		Noise level 100' fm.c.l. (dBA CNEL)	Noise level 100' fm.c.l. (dBA CNEL)	Noise level 100' fm.c.l. (dBA CNEL)	Noise level 100' fm.c.i. (dBA CNEL)	Noise level 100' fm.c.l. (dBA CNEL)	Noise level 100' fm.c.l. (dBA CNEL)	Proposed GP - Futu Baseline noise level 100 ft. fm. c.l. (dB	
		soft site	hard site	soft site	hard site	soft site	hard site	soft site	hard sit
Michillinda A	Avenue								
1 Orang	e Grove Ave Foothill Blvd.	61	64	61	64	61	64	0	0
2 Colora	ado St Sunset Blvd.	62	64	62	64	62	65	0	1
Sunset Boule	evard								
3 Huntir	ngton Dr Duarte Rd.	62	64	62	65	62	65	0	0
Baldwin Ave									
4 South	of Colorado St.	65	68	66	68	67	70	1	2
5 North	of Huntington Dr.	65	68	65	68	66	69	1	1
6 Huntir	ngton Dr Duarte Rd.	62	63	62	65	63	66	1	1
7 Camin	o Real - Longden Ave.	62	64	62	65	63	65	1	0
8 Longd	en Ave Las Tunas Dr.	64	67	65	67	65	68	0	1
El Monte Ave	e.								
9 Camin	o Real - Longden Ave.	60	62	60	62	60	62	0	0
Santa Anita A	Ave.								
10 Sierra	Madre Blvd Orange	60	63	60	63	60	63	0	0
	ill Blvd I-210	63	66	64	66	64	66	0	0
	ido Blvd Huntington Dr.	64	67	65	67	66	68	1	1
	ngton Dr Duarte Rd.	65	68	65	68	66	69	1	1
	Rd Camino Real	64	67	65	67	66	69	1	2
	en Ave Live Oak Ave.	64	67	64	67	66	69	2	2
2nd Avenue								_	_
	ido Blvd Huntington Dr.	58	61	58	61	59	62	1	1
	ngton Dr Duarte Rd.	59	62	59	62	60	63	1	1
	o Real - Longden Ave.	58	61	58	61	59	61	1	0
10th Avenue		,,,	01	,,,	01	"	O1	_	"
	Rd Camino Real	53	56	53	56	53	56	0	0
Orange Grov		25	,,,	75	,,,	75	,,,		0
-	linda Ave Baldwin Ave.	54	57	54	57	55	57	1	0
	in Ave Santa Anita Ave.	52	55	52	55	53	55	1	0
Foothill Bou		72	,,,	72	,,	75	,,,	1	0
	linda Ave Baldwin Ave.	64	67	65	67	65	68	0	1
	in Ave Santa Anita Ave.	64	67	65	68	65	68	0	0
	Anita Ave 2nd Ave.	66	68	66	69	66	69	0	0
Colorado Str		00	00	00	09	00	09	0	0
	linda Ave Baldwin Ave.	63	65	63	66	6.6	47	,	,
Colorado Bo		05	0)	05	00	64	67	1	1
	f Colorado Street/Place	58	61	60	61	50	61		
Colorado Pla		90	01	58	61	59	61	1	0
		58	61	50	62	61	**	2	2
	ido Blvd Huntington Dr.	96	01	59	62	61	64	2	2
Huntington		66	69	67	70	(0	~-		
	Blvd Golden West Ave.	66		67	70	68	71	1	1
	ado Pl Holly Ave. (WB)	63	66	63	66	65	68	2	2
	Ave Colorado Pl. (EB)	63	65	63	66	65	68	2	2
	ido Pl Santa Anita Ave.	62	65	63	65	65	68	3	3
	Anita Ave 2nd Ave.	63	66	63	66	65	68	2	2
Duarte Road		(2)		(2)		10			
	Blvd Baldwin Ave.	62	65	62	65	63	65	1	0
_	in Ave Holly Ave.	62	65	63	65	63	66	0	1
	nte Ave Santa Anita Ave.	63	65	63	66	64	67	1	1
_	ve 5th Ave.	62	65	62	65	63	65	1	0
Longden Ave									
	Ave El Monte Ave.	58	61	58	61	58	61	0	0
_	ve 5th Ave.	60	63	60	63	60	63	0	0
Las Tunas Di			-		,_	4.5			
	Ave El Monte Ave.	62	65	62	65	62	65	0	0
Live Oak Ave									
	Ave El Monte Ave.	58	61	58	61	59	62	1	1
	ve 5th Ave.	65	67	65	68	66	68	1	0
Lower Azusa									
42 West o	of Durfee Ave.	66	69	66	69	67	70	1	1

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